

CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 06/10/03

AGENDA ITEM 5A

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Consolidated Landscaping and Lighting District No. 96-1, Zones 1-9 – Approve the Engineer's Report and Order the Setting of Collection Rates for FY 2003- 04

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolutions, approving the Engineer's Report, and order the setting of annual collection rates as described herein.

DISCUSSION:

On April 15, 2003, the City Council approved the Preliminary Engineer's Report and adopted the Resolution of Intention to order the setting of annual collection rates for the Consolidated Landscaping and Lighting District No. 96-1.

The City mailed notices to affected property owners and held public meetings on May 7, 14, 20 and 21, 2003. No residents attended the meetings for Benefit Zones 1, 2, 4, 5, 6, 8 or 9. Four residents from Zone 3 (Prominence) attended and staff answered questions about renewal of the maintenance contract and expanding services. Two residents from Zone 7 (Twin Bridges) attended and staff answered questions about landscaping features within the development.

Table No. I provides general information regarding the number of parcels within each benefit zone of the Consolidated Landscaping and Lighting District No. 96-1.

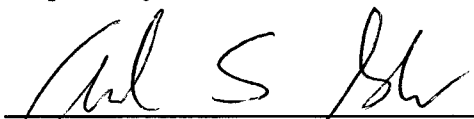
Table I				
Zone No.	Name / Location	Year Formed	Type of Development	Number of Assessed Parcels
1	Huntwood Avenue and Panjon Street	1990	Residential	30
2	Harder Road and Mocine Avenue	1991	Residential	85
3	Hayward Boulevard and Fairview Avenue	1992	Residential	152
4	Pacheco Way, Stratford Road, Ruus Lane, Ward Creek	1995	Residential	175
5	Soto Road and Plum Street	1995	Residential	38
6	Peppertree Park	1982	Industrial	11
7	Mission Blvd., Industrial Parkway, Arrowhead Way	1998	Residential	348
8	Capitola Street	1999	Residential	24
9	Orchard Avenue	2000	Residential	74
Total				937

The attached Engineer's Report includes separate budgets for each benefit zone. Only the costs for the Engineer's Report, printing, and advertising are shared between the benefit zones. The collection amounts for fiscal year 2003-04 are as shown in Table II below.

Table II				
Consolidated Landscaping and Lighting District No. 96-1 Summary of Assessments and Collections				
Zone No.	FY 2002-03		FY 2003-04	
	Base Assessment ⁽¹⁾	Collection	Base Assessment ⁽¹⁾	Collection
1	\$265.64	\$146.84	\$265.64	\$150.00
2	\$93.09	\$65.00	\$93.09	\$60.00
3	\$328.82	\$328.82	\$328.82	\$328.82
4	\$121.00	\$121.00	\$121.00	\$121.00
5 ⁽³⁾	\$139.12	\$139.12	\$139.12	\$139.12
6 ⁽²⁾	\$2.11	\$2.11	\$2.11	\$1.50
7 ⁽³⁾	\$662.00	\$350.00	\$672.62	\$300.00
8 ⁽³⁾	\$473.47	\$110.00	\$481.06	\$75.00
9 ⁽³⁾	\$126.42	\$15.00	\$128.45	\$15.00
Notes: (1) Assessment amounts shown include a 1.7% County collection charge. (2) Zone 6 is in the industrial district. Assessment shown is per linear foot. (3) Base assessment shown increased by CPI for current year.				

Collection amounts can be less than the base assessment amount for each benefit zone if maintenance costs are less than zone revenues, or if there are reserve funds available from prior year(s) that are carried forward. Collection amounts need to be even amounts so that half can be collected with each payment. Collection amounts that are proposed to be levied below the base assessment amounts are located within Benefit Zones No. 1, 2, 6, 7, 8 and 9. Benefit Zones No. 3, 4 and 5 will be levied at the base assessment amount.

Prepared by:



Andrew S. Gaber, P.E.

Development Review Engineer

Recommended by:



Sylvia Ehrental

Director of Community and Economic Development

Approved by:



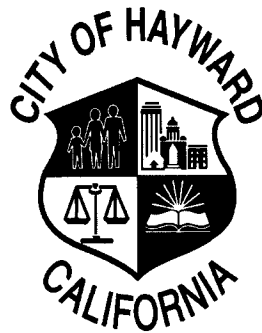
Jesús Armas, City Manager

FINAL ENGINEER'S REPORT

CITY OF HAYWARD

LANDSCAPE & LIGHTING ASSESSMENT DISTRICT No. 96-1

Fiscal Year 2003-04



June 10, 2003

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CITY COUNCIL MEMBERS AND CITY STAFF

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Angelina Reyes
City Clerk

Dan Nagle
Landscape Manager

Andrew S. Gaber
Engineer of Work

ENGINEER'S REPORT

CITY OF HAYWARD
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT No. 96-1

FY 2003-04

The undersigned, acting of behalf of the City of Hayward, respectfully submits the enclosed Engineer's Report as directed by the City of Hayward City Council pursuant to the provisions of Article XIID, Section 4 of the California Constitution, provisions of the Landscaping and Lighting Act of 1972, and Section 22500 et seq. of the California Streets and Highways Code. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: _____

By: _____

Andrew S. Gaber, P.E.
RCE No. 45187

I HEREBY CERTIFY that the Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on the ____ day of _____, 2003.

Angelina Reyes
City Clerk, City of Hayward

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Hayward, Alameda County, California, on the ____ day of _____, 2003.

Angelina Reyes
City Clerk, City of Hayward

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached, was filed with the County Auditor of the County of Alameda, on the ____ day of _____, 2003.

By: _____

Andrew S. Gaber, P.E.
RCE No. 45187

SECTION I

INTRODUCTION
ENGINEER'S REPORT

CITY OF HAYWARD
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT No. 96-1

FISCAL YEAR 2003-04

Background Information

In 1996 there were six (6) separate Landscape & Lighting Districts throughout the City of Hayward. On May 7, 1996, Landscape & Lighting Assessment District No. 96-1 was formed which consolidated each of the assessment districts and designated them as six (6) separate zones of benefit. Subsequently in 1998, 1999 and 2000, Benefit Zones No. 7, 8 and 9 were respectively annexed to Assessment District No. 96-1. In FY 2003-04, Benefit Zone No. 10 is proposed to be created and annexed into Assessment District No. 96-1. Each zone of benefit has a separate budget pertaining to their respective improvements being maintained, but the administrative costs for the preparation of the Engineer's Report, Council Reports, Resolutions, etc. are shared among the zones.

To insure the proper flow of funds for the ongoing operation, maintenance and servicing of improvements that were constructed as a condition of development within various subdivisions, the City Council, through the Landscaping and Lighting Act of 1972 (1972 Act), formed the City of Hayward Landscape and Lighting Assessment District No. 96-1. The 1972 Act also permits the creation of benefit zones within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22547). Therefore, because there are varying degrees of benefit within the various subdivisions, the City Council has established nine (9) benefit zones and is proposing to establish the tenth benefit zone as described below.

TABLE 1: DESCRIPTION OF BENEFIT ZONES

Zone Number	Name/Location	Year Formed	Type of Development	Number of Assessed Parcels
1	Huntwood Ave. & Panjon St.	1990	Residential	30
2	Harder Rd. & Mocine Ave.	1991	Residential	85
3	Hayward Blvd. & Fairview Ave.	1992	Residential	152
4	Pacheco Wy., Stratford Rd, Russ Ln, Ward Crk.	1995	Residential	175
5	Soto Rd. & Plum Tree St.	1995	Residential	38
6	Peppertree Park	1982	Industrial	11
7	Mission Blvd., Industrial Pkwy, & Arrowhead Wy.	1998	Residential	348
8	Capitola St.	1999	Residential	24
9	Orchard Ave.	2000	Residential	74
10 ⁽¹⁾	Eden Shores	2003	Residential	1 ⁽¹⁾
Total				938

Notes:

⁽¹⁾Currently shown as one parcel by the County Assessor. The District will have 525 parcels once all three final maps are recorded.

In 1995, Benefit Zone No. 4 was established and the base assessment rate was set at \$121.01 per single-family parcel. This base assessment rate does not allow for an annual increase based upon the prior year's change in the Consumer Price Index. In Fiscal year 2002-03, the base assessment amount for Benefit Zone No. 4 was proposed to be modified to allow for an annual adjustment based upon the change in the Consumer Price Index each fiscal year. The proposed increase in the base assessment was not supported by a majority of the property owners who voted and thus the assessment formula for Benefit Zone No. 4 could not be modified. The City has reduced the level of service within this benefit zone to coincide with the projected revenue to be received.

In 1995, Benefit Zone No. 5 was established and the base assessment rate was set at \$139.12 per single-family parcel. This base assessment rate does not allow for an annual increase based upon the prior year's change in the Consumer Price Index. In Fiscal year 2002-03, the base assessment amount for Benefit Zone No. 5 was proposed to be increased \$60 per single-family parcel and to allow for future increases based upon the change in the Consumer Price index. The proposed increase in the base assessment was not supported by a majority of the property owners who voted and thus the assessment revenue for Benefit Zone No. 5 could not be increased. The City has reduced the level of service within this benefit zone to coincide with the projected revenue to be received.

Improvements, which may be constructed, operated, maintained and serviced by the Assessment Districts, include, but are not limited to:

Landscaping, street lighting, parks, trails, open space facilities, bus shelters, masonry walls, pest or rodent control and associated appurtenant facilities.

The formation of this Assessment District ensures that the operation, maintenance and servicing of the improvements are specifically paid for by those property owners who directly benefit from the improvements.

Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote On Taxes Act," which added Articles XIIC and XIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts.

These new procedures stipulate that even if assessments are initially exempt from Proposition 218, future increases in assessments must comply with the provisions of Proposition 218. However, if the increase in assessment was anticipated in the assessment formula (e.g., to reflect the Consumer Price Index or an assessment cap) then the City would be in compliance with the provisions of Proposition 218 if the assessments did not exceed the assessment formula.

In Fiscal Year 2003-04, the City is proposing to annex Benefit Zone No. 10 (Eden Shores) into Assessment District No. 96-1. There are expected to be approximately 525 single-family residential homes when the development is completed. Standard Pacific is the current owner of this development. The estimated date of the first residential home sale is the end of May 2003. The proposed base assessment will be \$775.00 per single-family home. This base assessment may be increased annually based upon the change in the prior year's Consumer Price Index.

In order to comply with the provisions of Proposition 218 for levying assessments within Benefit Zone No. 10 (Eden Shores) the City will mail notices and ballots to the affected property owner within Benefit Zone No. 10. It is anticipated that the notices and ballots will be mailed on April 16, 2003 and the public hearing will be conducted on June 24, 2003. After the close of the public input portion of the public hearing the ballots will be tabulated to determine if there is majority approval from the property owners who vote, weighted by assessment amount, to annex their property (Eden Shores) into Assessment District No. 96-1. At this time, Standard Pacific and Acacia

Credit retain ownership of all the affected parcels, and they have expressed their support for formation of LLA Zone 10 Benefit District. Upon an affirmative vote by the property owners the City will have the ability to levy an annual assessment up to the base amount each fiscal year thereafter. This base amount will increase annually based upon the change in the prior year's Consumer Price Index.

The annual collection rates for benefit zones 1, 2, 6, 7, 8, and 9 are proposed to be levied below their base assessment amount and the annual collection rate for benefit zones 3, 4, and 5 are proposed to be levied at their base assessment amount. Below is a listing of the collection rates levied in FY 2002-03 and the proposed collection rates for FY 2003-04 for each benefit zone.

TABLE 2: COLLECTION RATES PER BENEFIT ZONE			
Zone Number	Name/Location	FY 2002-03 Collection Rates	FY 2003-04 Collection Rates
1	Huntwood Ave. & Panjon St.	\$146.84	\$150.00
2	Harder Rd. & Mocine Ave.	\$65.00	\$60.00
3	Hayward Blvd. & Fairview Ave.	\$328.82	\$328.82
4	Pacheco Wy., Stratford Rd, Russ Ln, Ward Crk.	\$121.00	\$121.00
5	Soto Rd. & Plum Tree St.	\$139.12	\$139.12
6 ⁽¹⁾	Peppertree Park	\$2.11	\$1.50
7	Mission Blvd., Industrial Pkwy, & Arrowhead Wy.	\$350.00	\$300.00
8	Capitola St.	\$110.00	\$75.00
9	Orchard Ave.	\$15.00	\$15.00
10	Eden Shores	N/A	\$460.00

Notes:

⁽¹⁾ Zone 6 is in the industrial district and is assessed based upon street frontage

Current Annual Administration

As required by the Landscaping and Lighting Act of 1972, the annual Engineer's Report includes: (1) a description of the improvements to be operated, maintained and serviced, (2) an estimated budget, and (3) a listing of the proposed collection rate for each assessable lot or parcel.

The City of Hayward is proposing to hold a public hearing on June 10, 2003, to provide an opportunity for any interested person to be heard. At the conclusion of the public hearing, the City Council may adopt a resolution confirming the setting of annual collection rates as originally proposed or as modified. Following the adoption of this resolution, the final assessor's roll will be prepared and filed with the County Auditor's office to be included on the FY 2003-04 tax roll.

Payment of the assessment for each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this report.

SECTION II

**ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972
SECTION 22500 THROUGH 22679
OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

**CITY OF HAYWARD
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT No. 96-1**

FISCAL YEAR 2003-04

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with the Resolution of Intention, being Resolution No. 03-055, preliminarily approving the Engineer's Report, as adopted by the City Council of the City of Hayward, on April 15, 2003, and in connection with the proceedings for:

**CITY OF HAYWARD
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT No. 96-1**

Herein after referred to as the "Assessment District", I, Andrew S. Gaber, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five (5) parts as follows:

PART A: PLANS AND SPECIFICATIONS

This part describes the improvements in the District. Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the Hayward City Clerk and are incorporated herein by reference.

PART B: ESTIMATE OF COST

This part contains an estimate of the cost of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the Hayward City Clerk.

PART C: ASSESSMENT DIAGRAM

This part incorporates by reference a diagram of the Assessment District showing the exterior boundaries of the District, the boundaries the ten (10) zones within the District and the lines and dimensions of each lot or parcel of land within the District. It has been prepared by the Engineer of Work and is on file in the Office of the Hayward City Clerk.

PART D: METHOD OF APPORTIONMENT OF ASSESSMENT

This part contains the method of apportionment of assessments, in proportion to the estimated benefits to be received.

PART E: PROPERTY OWNER LIST & ASSESSMENT ROLL

This part contains a list of the Alameda County Assessor's Parcel numbers, and the net amount to be assessed upon the benefited lands within the Assessment District for FY 2003-04. The Assessment Roll is filed in the Office of the Hayward City Clerk and is incorporated in this report by reference. The list is keyed to the records of the Assessor of the County of Alameda, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the City of Hayward, and those which may be subsequently constructed, will be operated, maintained and serviced as generally described as follows:

DESCRIPTION OF IMPROVEMENTS

**CITY OF HAYWARD
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT No. 96-1**

FISCAL YEAR 2003-04

The improvements consist of the operation, maintenance and servicing of landscaping, street lighting, open space facilities, parks, trails, and appurtenant facilities including but not limited to; personnel, electrical energy, utilities such as water, materials, contractual services, and other items necessary for the satisfactory operation of these services and facilities as described below:

Landscaping Facilities

Landscaping facilities consist of, but are not limited to: operation, maintenance and servicing of landscaping, irrigation, planting, shrubbery, ground cover, trees, pathways, hardscapes, decorative masonry and concrete walls, fountains, bus shelters, entry gate structures, graffiti removal, fences, and other appurtenant facilities required to provide landscaping within the public rights-of-way and easements within the boundaries of the Assessment District.

Street Lighting Facilities

Street lighting facilities consist of, but are not limited to: operation, maintenance and servicing of poles, fixtures, bulbs, conduits, equipment including guys, anchors, posts and pedestals, metering devices and other appurtenant facilities within the public rights-of-way and easements within the boundaries of the Assessment District.

Open Space Facilities

Open space facilities consist of, but are not limited to: operation, maintenance and servicing of drainage areas, creeks, ponds, etc. including the removal of trash and debris, sediment, natural and man made vegetation and other appurtenant facilities within the public rights-of-way and easements within the boundaries of the Assessment District.

Park/Trail Facilities

Park/Trail facilities consist of, but are not limited to: operation, maintenance and servicing of landscaping, irrigation systems, pedestrian access, asphalt bike pathways, parkways, and the removal of trash and debris, rodent control, used for the support of recreational programs and other appurtenant facilities within the public rights-of-way and easements within the boundaries of the Assessment Districts.

The following is a detailed description of the improvements that are being operated, maintained and serviced throughout each benefit zone within the District:

- **Zone 1 (Huntwood Avenue & Panjon Street)** – Tract 6041

Formed: November 13, 1990

Resolution Number: 90-256

30 parcels

- Surface maintenance of the street side of a 600-foot masonry wall along Huntwood Avenue, this maintenance includes painting, cleaning and minor surface repair;
- The ownership and responsibility of the masonry wall as a structure remains with the individual property owners; and
- Landscaping and irrigation includes an 8-foot-wide landscaped strip along Huntwood Avenue within a landscape easement.
- For FY 2003-04, the collection rate will be increased from \$146.84 to \$150.00 per parcel in order to maintain sufficient revenues in the reserve funds. If in future years, there is a need for additional funds the collection rate may be increased up to their base assessment amount, which is \$265.64 per parcel. This base assessment amount cannot be increased annually based upon the change in the Consumer Price Index. Future increases in collection rate up to the base assessment amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

• **Zone 2 (Harder Road & Mocine Avenue)** – Tract 6042

Formed: July 25, 1991
Resolution Number: 91-137
85 parcels

- Surface maintenance of the street side of a 1,000-foot-long masonry wall along Harder Road, Mocine Avenue and a segment of Sunburst Drive. This maintenance includes painting, cleaning, graffiti removal, and minor surface repair;
- Surface maintenance of the 800-foot-long masonry wall adjacent to the railroad tracks located on the southwest side of Tract No. 6042. This maintenance includes painting, cleaning and minor surface repair;
- The ownership and responsibility of the masonry walls as a structure remains with the individual property owners; and
- Landscaping and irrigation includes the area between the sidewalk and wall along Harder Road and Mocine Avenue within a landscape easement.
- Due to the Harder Road underpass project, the landscaped areas were reduced in FY 2001-02 and 2002-03. The underpass project is scheduled to be completed in mid-2003, and the landscaped areas will be restored to the same level of maintenance as in FY 2000-01. Since additional revenues have accumulated over the past two years due to the reduced amount of landscaping and the contractor is responsible for maintaining the landscaped areas for a portion of the upcoming fiscal year, the proposed collection amount has been further reduced from \$65.00 per parcel to \$60.00 per parcel in FY 2003-04. If in future years, there is a need for additional funds the collection rate may be increased up to their base assessment amount, which is \$93.09 per parcel. This base assessment amount cannot be increased annually based upon the change in the Consumer Price Index. Future increases in the collection rate up to the base assessment amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

- **Zone 3 (Hayward Boulevard & Fairview Avenue)** – Tract 4007

Formed: June 23, 1992

Resolution Number: 92-174

152 parcels

- Surface maintenance of the street side of a mile-long masonry wall along Hayward Boulevard and Fairview Avenue. This maintenance includes painting, cleaning and minor surface repair;
- The ownership and responsibility of the masonry wall as a structure remains with the individual property owners;
- Landscaping and irrigation includes approximately one mile of landscaped frontage along Hayward Boulevard and Fairview Avenue with significant slope areas along the street; and
- In addition, several open space areas within the tract are maintained, however, there are no funds budgeted for maintenance of the non-irrigated, non-landscaped open space areas.
- A capital project may be considered in the future to enhance the landscaping within this benefit zone. The City had previously requested that the property owners within this benefit zone present a petition signed by at least fifty percent of the affected property owners to the City prior to proceeding with increasing assessments for the capital project. To date, no petition has been submitted to the City and it appears that the property owners have placed this project on hold. The proposed collection rate for Zone 3 is \$328.82, which is the maximum assessment rate.

- **Zone 4 (Pacheco Way, Stratford Road, Ruus Land, Ward Creek)** – Tracts 6472, 6560, 6682 & 6683

Formed: May 23, 1995
Resolution Number: 95-96
175 parcels
Annexed Tract 6682: January 23, 1996

- Surface maintenance of the street side of a masonry wall along Pacheco Way and along the southern and eastern property boundaries. This maintenance includes painting, cleaning and minor surface repair;
- The ownership and responsibility of the masonry wall as a structure remains with the individual property owners;
- Approximately 21,000 square feet of landscaping adjacent to the Ward Creek Bike Pathway, including an irrigation system with electrical controllers;
- Approximately 2,100 square feet of median landscaping on Stratford Road and Ruus Lane;
- Approximately 7,500 square feet of landscaping along Pacheco Way;
- The landscaping, irrigation and appurtenances on the median island on Ruus Lane;
- Approximately 2,100 linear feet of asphalt bike pathway adjacent to Ward Creek between Pacheco Way and Folsom Avenue, and bike path striping on pathway;
- Approximately 9 drainage inlets, and 675 feet of 6-inch PVC drain pipe adjacent to the pathway;
- Approximately 50 linear feet of 4-foot-high black vinyl clad chain link fencing at two locations between Ward Creek and the asphalt pathway;
- A 14-foot-wide entry gate structure, an 8-foot-wide swing gate, and a 12-foot-wide swing gate;

- 32 linear feet of 8-foot-wide prefabricated steel bridge with wood deck; and
- Pedestrian access between Rosecliff Lane and Ward Creek Pathway.
- An adjustment to the base assessment was proposed in FY 2002-03 because expenditures were exceeding revenues. This adjustment would have allowed for the base assessment to be increased each fiscal year based upon the change in the Consumer Price Index. The proposed increase in the base assessment was not supported by a majority of the property owners who voted; therefore, the assessment revenue for this benefit zone could not be increased. The City has reduced the level of service within this benefit zone to coincide with the projected revenue to be received. The proposed collection rate for Zone 4 is \$121.00, which is the maximum assessment rate.

• **Zone 5 (Soto Road & Plum Tree Street)** – Tracts 6641 & 6754

Formed: May 23, 1995

Resolution Number: 95-97

38 parcels

Annexed Tract 6754: October 17, 1995

- Surface maintenance of the street side of a masonry wall along Soto Road. This maintenance includes painting, cleaning and minor surface repair;
- The ownership and responsibility of the masonry wall as a structure remains with the individual property owners;
- Landscaping within the 10-foot-wide setback area between the masonry wall and the sidewalk, (approximately 360 lineal feet);
- Landscaping and appurtenances within the 5.5-foot-wide planter strip between the sidewalk and the curb return areas across the frontage of Tract 6641;
- The curb return areas at the intersection of Soto Road and Plum Tree Street;
- Landscaping and appurtenances located within the 10-foot-wide setback area between the masonry wall and the sidewalk (approximately 440 lineal feet); and
- Landscaping and appurtenances within the 5.5-foot-wide planter strip between the sidewalk and the curb across the Soto Road frontage of Final Map Tract 6754.
- An adjustment to the base assessment was proposed in FY 2002-03 because expenditures were exceeding revenues. The adjustment would have provided for a one-time \$60 increase per single-family parcel and the ability to increase the base assessment each subsequent fiscal year based upon the change in the Consumer Price Index. The proposed assessment increase was not supported by a majority of the property owners who voted; therefore, the assessment revenue for this benefit zone could not be increased. The City has reduced the level of service within this benefit zone to coincide with the projected revenue to be received. The proposed collection rate for Zone 5 is \$139.12, which is the maximum assessment rate.

- **Zone 6 (Peppertree Park)** – Tracts 4420 & Lot 2 of Tract 3337

Formed: May 11, 1982
Resolution Number: 82-160
11 parcels

- Landscaping and decorative paving within the median islands in San Clemente Street between Zephyr Avenue and San Antonio Street; and
- The identification sign, fountain, lighting, and landscaping in the main entrance median at San Clemente Street and San Antonio Street.
- Repairs to the fountain had been put on hold in prior years due to the energy crisis and the need to conserve power within California. City staff plans to send a mailer to the property owners within the benefit zone to determine whether they want to have the fountain repaired and operating in FY 2003-04. Since additional reserves have accumulated over the past two years due to the inoperative fountain, the proposed collection rate has been reduced from \$2.11 to \$1.50 per linear foot in FY 2003-04. If in future years, there is a need for additional funds the collection rate may be increased up to their base assessment amount, which is \$2.11 per linear foot. This base assessment amount cannot be increased annually based upon the change in the Consumer Price Index. Future increases in the collection rate up to the base assessment amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

• **Zone 7 (Mission Boulevard, Industrial Parkway, Arrowhead Way)** – Tract 7015

Formed: July 28, 1998

Resolution Number: 98-153

348 parcels

- Planting, irrigation, the multi-use pathway, landscape lighting and other associated improvements located within the landscape easements and street right-of-way along Mission Boulevard and Industrial Parkway;
- Medians and abutting landscaping along the Arrowhead Way entrance roads and traffic circles, including the bridge structure, signs, and decorative entry paving;
- Bus shelters;
- Walls and fences that face Mission Boulevard, Industrial Parkway, the Arrowhead Way entrance roads, the golf course and along the Line N drainage channel (including graffiti removal);
- Specialty street lighting; and
- A neighborhood park.
- For FY 2003-04 the collection rate will be reduced from \$350.00 to \$300.00 per parcel due to the fact that there are sufficient revenues in the reserve funds. If in future years, there is a need for additional funds the collection rate may be increased up to their base assessment amount, which is \$672.62 per parcel. This base assessment amount is increased annually based upon the change in the Consumer Price Index. Future increases in the collection rate up to the base assessment amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

- **Zone 8 (Capitola Street)** – Tract 7033

Formed: March 2, 1999
Resolution Number: 99-030
24 parcels

- An 8-foot-high decorative concrete wall along the tract's Hesperian Boulevard frontage including graffiti removal;
- The ownership and responsibility of the wall as a structure remains with the individual property owners; and
- A 10-foot-wide landscaped area, between the wall and the Hesperian Boulevard frontage, to be improved with landscaping, irrigation, and other associated improvements located within the landscaped area.
- For FY 2003-04 the collection rate will be reduced from \$110.00 to \$75.00 per parcel due to the fact that there are sufficient revenues in the reserve funds. If in future years, there is a need for additional funds the collection rate may be increased up to their base assessment amount, which is \$481.06 per parcel. This base assessment amount is increased annually based upon the change in the Consumer Price Index. Future increases in the collection rate up to the base assessment amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

- **Zone 9 (Orchard Avenue)** – Tract 7063

Formed: April 25, 2000
Resolution Number: 00-050
74 parcels

- A 10-foot-high decorative concrete wall along the railroad and along the south property line abutting Lot 40 including graffiti removal;
- The ownership and responsibility of the wall as a structure remains with the individual property owners.
- For FY 2003-04 the collection rate will remain at \$15.00 per parcel due to the fact that there are sufficient revenues in the reserve funds. If in future years, there is a need for additional funds the collection rate may be increased up to their base assessment amount, which is \$128.45 per parcel. This base assessment amount is increased annually based upon the change in the Consumer Price Index. Future increases in the collection rate up to the base assessment amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.

- **Zone 10 (Eden Shores)** – Tracts No. 7317, 7360 and 7361

Formed: June 10, 2003
Resolution Number: 03-____
525 parcels

- A five (5) acre park which includes landscaping and irrigation and play ground equipment within the development;
- Medians, park strips and parkway landscaping and irrigation within the development.
- Decorative concrete and sound walls along the perimeter and within the tract, including graffiti removal; and
- The ownership and responsibility for the walls as structures remains with the individual property owners.
- For FY 2003-04, the collection rate will be \$460 per parcel. The revenue generated in FY 2003-04 will provide sufficient funds to operate and maintain the improvements completed, as well as generate operating reserves for future years. It is anticipated that the collection rate per parcel will be increased in future years as additional tract improvements and landscaping is completed. Establishing the operating reserves in FY 2003-04 will allow future collection rates to be lower since a lower funding level for this reserve will be necessary. The base assessment amount will be indexed to the annual change in the Consumer Price Index. Future increases in the collection rate up to the base assessment amount would not require the noticing and balloting of property owners per the requirements of Proposition 218.
- As a condition of approval for the subdivision, the developer was required to provide prospective homebuyers with a written disclosure of the special assessment district, including an estimate of the annual assessment. This disclosure is to be on brightly colored paper.

PART B

ESTIMATE OF COST

The 1972 Act provides that the total cost of construction, operation, maintenance and servicing of the public landscaping, street lighting, open space facilities, parks, trails, etc. can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the construction, operation and maintenance and servicing of the District can also be included.

TABLE 2: FY2003-04 REVENUE BY BENEFIT ZONE		
Zone Number	Name/Location	Estimated Revenue for 2003-04
1	Huntwood Ave. & Panjon St.	\$4,500.00
2	Harder Rd. & Mocine Ave.	\$5,100.00
3	Hayward Blvd. & Fairview Ave.	\$49,980.64
4	Pacheco Wy., Stratford Rd, Russ Ln, Ward Crk.	\$21,175.00
5	Soto Rd. & Plum Tree St.	\$5,286.56
6	Peppertree Pk.	\$7,490.98
7	Mission Blvd., Industrial Pkwy, & Arrowhead Wy.	\$104,400.00
8	Capitola St.	\$1,800.00
9	Orchard Ave.	\$1,110.00
10	Eden Shores	\$241,500.00
	TOTAL:	\$442,343.18

The estimated Fiscal Year 2003-04 expenditures for the proposed District facilities have been provided by the City of Hayward and are itemized by zone as follows:

For a detailed breakdown on the operation, maintenance and servicing costs for each Benefit Zone, please refer to Appendix "A."

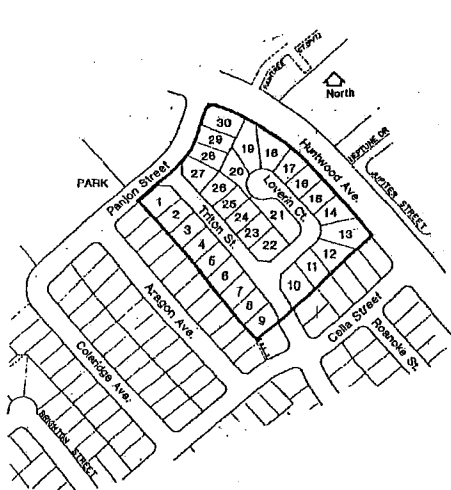
The 1972 Act requires that a special fund be set up for the revenues and expenditures for the District. Funds raised by the assessments shall be used only for the purpose as stated herein. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year.

PART C

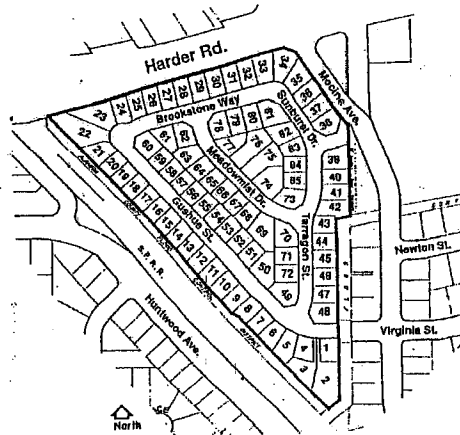
ASSESSMENT DISTRICT DIAGRAM

The boundary of the City of Hayward's Landscape & Lighting District No. 96-1 is completely within the boundaries of the City of Hayward. The Assessment Diagram for the nine zones is on file in the Office of the City Clerk of the City of Hayward and shown on the following page of this report. The Assessment Diagram for Zone 10 will be recorded after the notice of intention is authorized on April 15, 2003. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Alameda, for the year when this report was prepared, and are incorporated by reference herein and made part of this report.

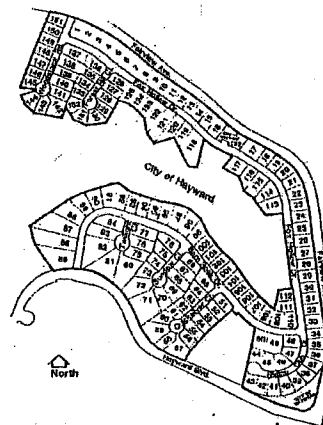
INSERT DIAGRAM HERE



ZONE 1: Huntwood Ave. And Panjon St.

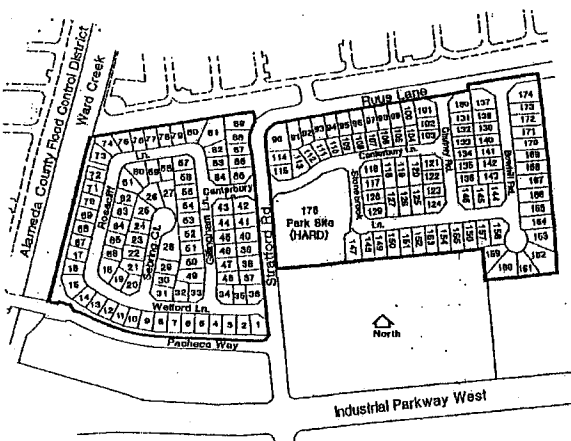


ZONE 2: Harder Rd. and Mocine Ave.

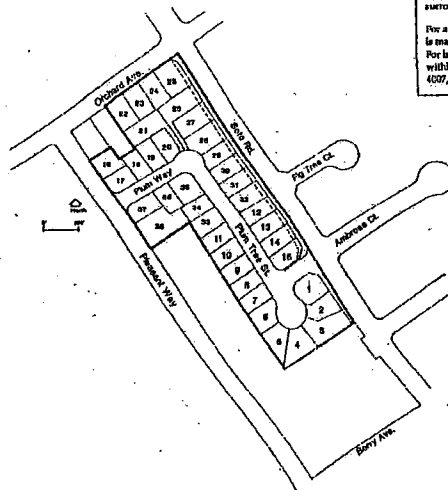


ZONE 3: Hayward Blvd. and Fairview Ave.

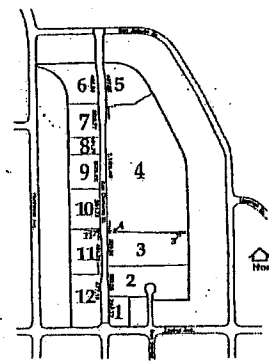
NOTE:
This diagram is only for the purpose of indicating the lots being assessed, the assigned assessment numbers for said lots and the relationship to the surrounding streets.
For a detailed description of the lines and dimensions of the lots, reference is made to the Alameda County Assessor's Maps for the fiscal year 2001-2002. For information on the streets and other appurtenant lines and dimensions within the subdivided area reference is made to the filed final map of Tracts 4007, 4420, 6041, 6042, 6472, 6560, 6662, 6693 and 6734.



ZONE 4: Pacheco Way, Stratford Rd., Ruus Ln, Ward Creek



ZONE 5: Soto Rd. and Plum Tree St.



ZONE 6: San Clemente St.

APPROVED
ENGINEER OF WORK

By _____ DATE _____
Filed in the Office of the City Clerk of the City of Hayward, County of Alameda, State of California, this _____ Day of _____.

CITY CLERK, CITY OF HAYWARD
COUNTY OF ALAMEDA, CALIFORNIA

An Assessment was Confirmed and Levied by the City of Hayward, California, on the Lots, Places and Parcels of Land shown on this Assessment Diagram on the _____ Day of _____, 2001, and said Assessment Diagram and the Assessment Roll were filed in the Office of the City Clerk, City of Hayward on the _____ Day of _____, 2001. Reference is made to said Assessed Assessment Roll for the Exact Amount of each Assessment levied against each Parcel of Land Shown on the Assessment Diagram.

CITY CLERK, CITY OF HAYWARD, CA.

COUNTY AUDITOR'S CERTIFICATE:

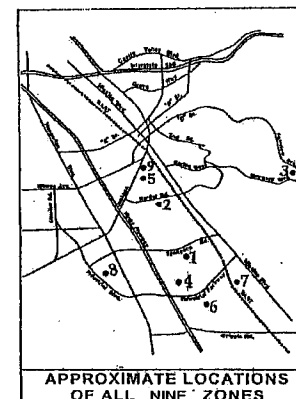
On this _____ Day of _____, this Assessment Diagram and the Accompanying Assessment Roll have been filed in the Office of the Auditor of Alameda County.

AUDITOR OF THE COUNTY OF ALAMEDA,
STATE OF CALIFORNIA

COUNTY RECORDER'S CERTIFICATE:

Recorded this _____ Day of _____, in the Office of the County Recorder of the County of Alameda, in Book _____ of Maps of Assessment District in Pages _____ Thereof at _____.

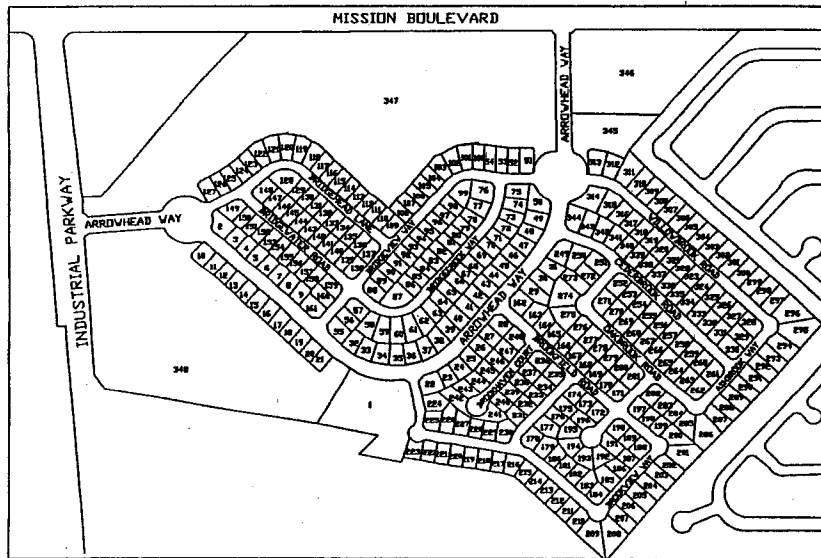
COUNTY RECORDER,
COUNTY OF ALAMEDA STATE OF CALIFORNIA



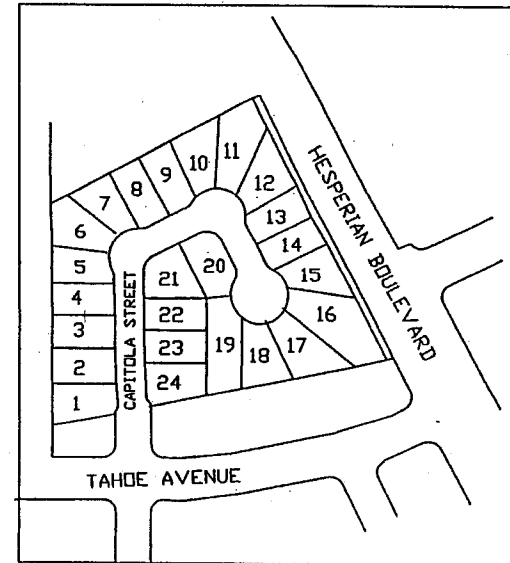
APPROXIMATE LOCATIONS
OF ALL NINE ZONES

**ASSESSMENT DIAGRAM
CONSOLIDATED LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT NO. 96-1**

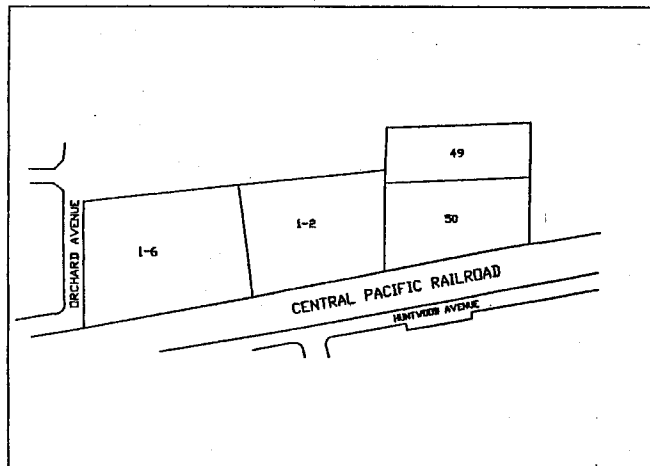
City of Hayward, Alameda County, California
FISCAL YEAR



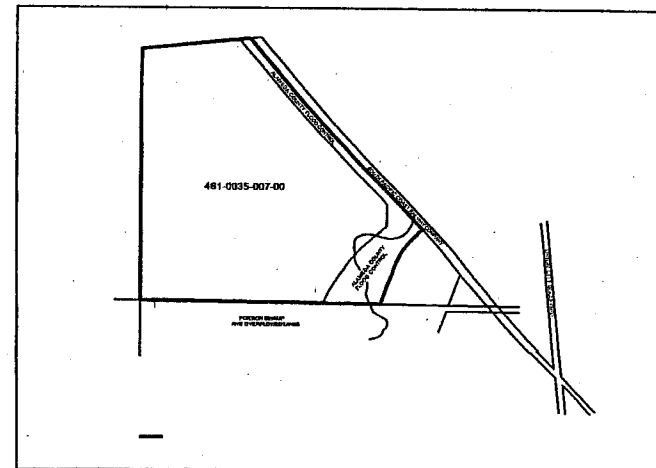
ZONE 7: Mission Blvd. and Industrial Pkwy.



ZONE 8: Capitola Street



ZONE 9: Orchard Avenue



ZONE 10: Eden Shores

PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the operation, maintenance and servicing of landscaping and street lighting improvements.

Section 22573 of the Landscape and Lighting Act of 1972 requires that maintenance assessments must be levied according to benefit rather than according to assessed value. This Section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."

The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)) [of the Streets and Highways Code, State of California]."

In addition, Article XIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property.

Because assessments are levied on the basis of benefit, they are not considered a tax, and, therefore, are not governed by Article XIII A of the California Constitution.

The 1972 Act permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22547). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

Article XIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways.

ZONE CLASSIFICATION

Each benefit zone is unique and distinguishable from other benefit zones located within the District. Each benefit zone is evaluated to determine which improvements are of a specific and direct benefit to the parcels in that benefit zone. Once the improvements have been identified, a method of spreading those costs to the benefiting parcels was developed.

As certain subdivisions develop throughout the City of Hayward, they may be annexed into an existing zone or there may be a new zone formed. Each new subdivision is evaluated to determine which improvements are of a specific and direct benefit to the parcels within the subdivision and then a determination is made whether to annex them into an existing zone or whether to form a new zone. The parcels, which benefit from the improvements, are identified and a benefit assessment spread methodology is developed to spread the costs of the improvements to the benefiting parcels.

The following is a listing of the various zones in the District, their corresponding number of parcels in each benefit zone, and the method of apportioning the costs of the improvements:

- **Zone 1 (Huntwood Avenue & Panjon Street)** Tract 6041

This zone was established in 1990 and the maximum assessment rate was set at \$265.64 per single-family residential parcel with no automatic allowance for a Consumer Price Index (CPI) increase each fiscal year. The special benefit derived by the individual lots is indistinguishable from each other. Therefore, each of the 30 parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2003-04, the total revenue needed to operate and maintain the facilities within the zone is \$4,500.00. Since the amount needed to operate and maintain facilities in this Zone remains below the annual assessment, the following amount should be collected:

\$150.00 per parcel

- **Zone 2 (Harder Road & Mocine Avenue)** Tract 6042

This zone was established in 1991 and the maximum assessment rate was set at \$93.09 per single-family residential parcel with no automatic allowance for CPI increase each fiscal year. Due to the Harder Road underpass project, the landscaped areas which were previously maintained in FY 2000-01 were reduced in both FY 2001-02 and FY 2002-03. The collection per parcel was proportionally reduced. The underpass project is scheduled to be completed in 2003, and the landscaped areas will be restored to the same levels as in FY 2000-01. Since additional revenues have accumulated over the past two years due to the reduced amount of landscaping and the Developer is responsible for maintaining the landscaped areas a portion of this fiscal year, the total revenue needed to operate and maintain the facilities within the zone for FY 2003-04 is \$5,100.00. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 85 parcels shall be apportioned an equal share of the total assessment for this zone. Since the amount needed to operate and maintain facilities in this zone remains below the annual assessment, the following amount should be collected:

\$60.00 per parcel

- **Zone 3 (Hayward Boulevard & Fairview Avenue)** Tract 4007

This zone was established in 1992 and the maximum assessment rate was set at \$328.82 per parcel with no automatic allowance for a CPI increase each fiscal year. The special benefit derived by the individual lots is indistinguishable from each other. Therefore, each of the 152 parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2003-04, the total revenue needed to operate and maintain the facilities within the zone is \$49,980.64. Since the amount necessary to operate and maintain the facilities in the zone is equal to the annual assessment, the following amount should be collected:

\$328.82 per parcel

- **Zone 4 (Pacheco Way, Stratford Road, Ruus Lane, Ward Creek)** Tracts 6472, 6560, 6683 & 6682

This zone was established in 1995 and the maximum assessment rate was set at \$121.00 per single-family residential parcel with no automatic allowance for CPI increase each fiscal year. Last year the City sent out a notice and ballot to each affected property owner requesting their approval to modify their maximum assessment rate to include an allowance for an automatic increase that reflects the prior years change in the Consumer Price Index. At the July 9, 2002 Public Hearing the ballots were tabulated to determine if a majority protest against the adjustment to the assessment formula existed. The results of the ballot tabulation revealed that there was a majority protest received, weighted by assessment amount, and therefore the adjustment to the assessment formula was not be imposed for FY 2002-03. The special benefit derived by the individual lots is indistinguishable from each other. Therefore, each of the 175 parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2003-04, the total revenue needed to operate and maintain the facilities within zone is \$21,175.00. Since the amount necessary to operate and maintain the facilities in the zone is equal to the annual assessment, the following amount should be collected:

\$121.00 per parcel

• **Zone 5 (Soto Road & Plum Tree Street)** Tracts 6641 & 6754

This zone was established in 1995 and the maximum assessment rate was set at \$139.12 per single-family residential parcel with no automatic allowance for CPI increase each fiscal year. Last year the City sent out a notice and ballot to each affected property owner requesting their approval to increase the maximum assessment rate from the current base amount of \$139.12 to \$199.12 for FY 2002-03 and include an allowance for an automatic increase that reflects the prior years change in the Consumer Price Index each subsequent fiscal year. At the July 9, 2002 Public Hearing the ballots were tabulated to determine if a majority protest against the adjustment to the assessment formula existed. The results of the ballot tabulation revealed that there was a majority protest received, weighted by assessment amount, and therefore the adjustment to the assessment formula was not be imposed for FY 2002-03. The special benefit derived by the individual lots is indistinguishable from each other. In FY 2003-04, the total revenue needed to operate and maintain the facilities within zone is \$5,286.56. Therefore, each of the 38 parcels shall be apportioned an equal share of the total assessment for this zone. Since the amount necessary to operate and maintain the facilities in the zone is equal to the annual assessment, the following amount should be collected:

\$139.12 per parcel

• **Zone 6 (Peppertree Park)** Tract 4420 & Lot 2 of Tract 3337

This zone was established in 1982 and the maximum assessment rate was set at \$2.61 per linear foot with no automatic allowance for CPI increase each fiscal year. The costs are spread to each parcel in proportion to the San Clemente Street frontage length to the overall San Clemente Street frontage within the district. The street frontage is based on the actual linear length of each parcel at the street right-of-way line. The overall street frontage is 4,994 feet from the San Clemente P.C.R. at Zephyr Avenue to the intersection of the northerly boundary of Lot 17 and San Clemente Street and the northerly boundary of Lot 2, Tract 3337. In FY 2003-04, the total revenue needed to operate and maintain the facilities within the zone is \$7,490.98. Since the amount needed to operate and maintain facilities in this zone remains below the annual assessment, the following amount should be collected:

\$1.50 per linear foot

• **Zone 7 (Mission Boulevard, Industrial Parkway, Arrowhead Way)** Tract 7015

This zone was established in 1998 and the maximum assessment rate was set at \$597.57 per parcel with an automatic allowance for a CPI increase annually from April 1st to March 30th of each year. The base year for calculating CPI increases was set for April 1, 1999. On April 1, 1999, the CPI Index was set at 168.8. The CPI Index for April 1, 2003 is estimated to be 190.0, which translates to a 12.56% (190.0/168.8) increase since the base year. Therefore, the maximum assessment of \$672.62 per parcel could be assessed in FY 2003-04. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 343 single-family parcels and the 5 golf courses and park parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2003-04, the total revenue needed to operate and maintain the facilities within the zone is \$104,400.00. Since the amount needed to operate and maintain facilities in this zone remains below the annual assessment, the following amount should be collected:

\$300.00 per parcel

• **Zone 8 (Capitola Street)** Tract 7033

This zone was established in 1999 and the maximum assessment rate was set at \$442.83 per parcel with an automatic allowance for a CPI increase annually from April 1st to March 30th of each year. The base year for calculating CPI increases was set for April 1, 2000. On April 1, 2000 the CPI Index was set at 174.9. The CPI Index for April 1, 2003 is estimated to be 190.0, which translates to an 8.63% (190.0/174.9) increase since the base year. Therefore, the maximum assessment of \$481.06 per parcel could be assessed in FY 2003-04. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 24 parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2003-04, the total revenue needed to operate and maintain the facilities within the zone is \$1,800.00. Since the amount needed to operate and maintain facilities in this zone remains below the annual assessment, the following amount should be collected:

\$75.00 per parcel

- **Zone 9 (Orchard Avenue)** Tract 7063

This zone was established in 2000 and the maximum assessment rate was set at \$125.00 per parcel with an automatic allowance for a CPI increase annually from April 1st to March 30th of each year. The base year for calculating CPI increases was set for April 1, 2001. On April 1, 2001, the CPI Index was set at 184.9. The CPI Index for April 1, 2003 is estimated to be 190.0, which translates to a 2.76% (190.0/184.9) increase since the base year. Therefore, the maximum assessment of \$128.45 per parcel could be assessed in FY 2003-04. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 74 parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2003-04, the total revenue needed to operate and maintain the facilities within the zone is \$1,110.00. Since the amount needed to operate and maintain facilities in this zone remains below the annual assessment, the following amount should be collected:

\$15.00 per parcel

- **Zone 10 (Eden Shores)** Tracts No. 7317, 7360 and 7361

This zone was established in 2003 and the maximum assessment rate was set at \$775.00 per parcel with an automatic allowance for a CPI increase annually from April 1st to March 30th of each year. The base year for calculating CPI increases will be April 1, 2004. The special benefit derived by the individual parcels is indistinguishable from each other. Therefore, each of the 525 parcels shall be apportioned an equal share of the total assessment for this zone. In FY 2003-04, the total revenue needed to operate and maintain the facilities within the zone is \$241,500.00. Since the amount needed to operate and maintain facilities in this zone remains below the annual assessment, the following amount should be collected:

\$460.00 per parcel

PART E

PROPERTY OWNER LIST & ASSESSMENT ROLL

A list of names and addresses of the owners of all parcels, and the description of each lot or parcel within the City of Hayward's Landscape & Lighting District No. 96-1 is shown on the last equalized Property Tax Roll of the Assessor of the County of Alameda, which by reference is hereby made a part of this report.

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed amount of assessments for FY 2003-04 apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Hayward and is shown in this report as Appendix "B".

APPENDIX A

DETAILED PROJECT COST BREAKDOWN

Zone 1 - Fiscal Year 2003-04 Huntwood Avenue & Panjon Street	
	FY 2003-04 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$500.00
(b) Electrical energy	\$250.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$2,300.00
(d) Masonry wall (surface maintenance)	\$500.00
(e) Contingency (15%)	\$532.50
Total Maintenance Cost	\$4,082.50
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$1,300.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$1,300.00
(c) County Collection Charges (1.7%)	\$76.50
Total Incidental Costs	\$2,676.50
<u>III. RESERVES</u>	
(a) Operating Reserves (50% of Maintenance & Incidentals) ¹	\$3,379.50
(b) Capital Reserves ²	\$3,199.45
Total Reserve Costs	\$6,578.95
<u>IV. TOTAL ASSESSABLE COSTS</u>	\$13,337.95
Less Surplus from prior fiscal year	\$8,837.95
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$4,500.00
Number of Assessable Parcels	30
Collection per Parcel	\$150.00
Base Assessment per Parcel	\$265.64
<u>NOTES:</u> ⁽¹⁾ Because the City does not receive the FY 2003-04 assessment revenue from the County until January 2004, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2003 through December 31, 2003. ⁽²⁾ In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.	

Zone 2 - Fiscal Year 2003-04 Harder Road & Mocine Avenue	
	FY 2003-04 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$500.00
(b) Electrical energy	\$150.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$3,000.00
(d) Masonry wall (surface maintenance)	\$300.00
(e) Contingency (15%)	\$592.50
Total Maintenance Cost	\$4,542.50
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$1,300.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$1,300.00
(c) County Collection Charges (1.7%)	\$86.70
Total Incidental Costs	\$2,686.70
<u>III. RESERVES</u>	
(a) Operating Reserves (50% of Maintenance & Incidentals) ¹	\$3,614.60
(b) Capital Reserves ²	\$4,868.41
Total Reserve Costs	\$8,483.01
<u>IV. TOTAL ASSESSABLE COSTS</u>	\$15,712.21
Less Surplus from prior fiscal year	<u>\$10,612.21</u>
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$5,100.00
Number of Assessable Parcels	85
Collection per Parcel	\$60.00
Base Assessment per Parcel	\$93.09
<u>NOTES:</u>	
(1) Because the City does not receive the FY 2003-04 assessment revenue from the County until January 2004, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2003 through December 31, 2003.	
(2) In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.	

Zone 3 - Fiscal Year 2003-04 Hayward Boulevard & Fairview Avenue	
	FY 2003-04 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$17,000.00
(b) Electrical energy	\$700.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$26,500.00
(d) Masonry wall (surface maintenance)	\$500.00
(e) Contingency (15%)	\$6,705.00
Total Maintenance Cost	\$51,405.00
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$3,500.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$4,650.00
(c) County Collection Charges (1.7%)	\$849.67
Total Incidental Costs	\$8,999.67
<u>III. RESERVES</u>	
(a) Operating Reserves (50.00% of Maintenance & Incidentals) ¹	\$30,202.34
(b) Capital Reserves ²	\$22,556.64
Total Reserve Costs	\$52,758.98
<u>IV. TOTAL ASSESSABLE COSTS</u>	\$113,163.65
Less Surplus from prior fiscal year	<u>\$63,183.01</u>
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$49,980.64
Number of Assessable Parcels	152
Collection per Parcel	\$328.82
Base Assessment per Parcel	\$328.82
<u>NOTES:</u> ⁽¹⁾ Because the City does not receive the FY 2003-04 assessment revenue from the County until January 2004, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2003 through December 31, 2003. ⁽²⁾ In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.	

Zone 4 - Fiscal Year 2003-04 Pacheco Way, Stratford Road, Ruus Lane, Ward Creek	
	FY 2003-04 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$8,000.00
(b) Electrical energy	\$1,000.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$12,000.00
(d) Masonry wall (surface maintenance)	\$500.00
(e) Drainage and Access Facilities ¹	\$1,100.00
(f) Contingency (15%)	\$3,390.00
Total Maintenance Cost	\$25,990.00
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$1,500.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$1,300.00
(c) County Collection Charges (1.7%)	\$359.98
Total Incidental Costs	\$3,159.98
<u>III. RESERVES</u>	
(a) Operating Reserves (50% of Maintenance & Incidentals) ²	\$14,574.99
(b) Capital Reserves ³	\$8,277.09
Total Reserve Costs	\$22,852.08
<u>IV. TOTAL ASSESSABLE COSTS</u>	\$52,002.05
Less Surplus from prior fiscal year	\$30,827.05
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$21,175.00
Number of Assessable Parcels	175
	\$146.84
Collection per Parcel	\$121.00
Base Assessment per Parcel	\$121.00
<u>NOTES:</u>	
(1) Includes maintenance of nine drainage inlets, an asphalt pathway, a 6" PVC drain pipe, pedestrian access between Rosecliff Ln and Ward Cr., and an entry gate structure (two swing and chain link gates).	
(2) Because the City does not receive the FY 2003-04 assessment revenue from the County until January 2004, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2003 through December 31, 2003.	
(3) In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.	

Zone 5 - Fiscal Year 2003-04 Soto Road & Plum Tree Street	
	FY 2003-04 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$1,500.00
(b) Electrical energy	\$225.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$1,200.00
(d) Masonry wall (surface maintenance)	\$300.00
(e) Contingency (15.00%)	\$483.75
Total Maintenance Cost	\$3,708.75
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$400.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$1,300.00
(c) County Collection Charges (1.7%)	\$89.87
Total Incidental Costs	\$1,789.87
<u>III. RESERVES</u>	
(a) Operating Reserves (19.68% of Maintenance & Incidentals) ¹	\$1,082.03
(b) Capital Reserves ²	\$0.00
Total Reserve Costs	\$1,082.03
<u>IV. TOTAL ASSESSABLE COSTS</u>	\$6,580.65
Less Surplus from prior fiscal year	<u>\$1,294.09</u>
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$5,286.56
Number of Assessable Parcels	38
Collection per Parcel	\$139.12
Base Assessment per Parcel	\$139.12
<u>NOTES:</u>	
(1) Because the City does not receive the FY 2003-04 assessment revenue from the County until January 2004, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2003 through December 31, 2003.	
(2) In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.	

Zone 6 - Fiscal Year 2003-04 Peppertree Park	
	FY 2003-04 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$5,000.00
(b) Electrical energy	\$125.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$3,500.00
(d) Contingency (15%)	\$1,293.75
Total Maintenance Cost	\$9,918.75
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$1,300.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$1,300.00
(c) County Collection Charges (1.7%)	\$127.35
Total Incidental Costs	\$2,727.35
<u>III. RESERVES</u>	
(a) Operating Reserves (50% of Maintenance & Incidentals) ¹	\$6,323.05
(b) Capital Reserves ²	\$10,073.80
Total Reserve Costs	\$16,396.84
<u>IV. TOTAL ASSESSABLE COSTS</u>	\$29,042.94
Less Surplus from prior fiscal year	<u>\$21,551.96</u>
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$7,490.98
Number of Assessable Linear Feet	4,994
Collection per Parcel	\$1.50
Base Assessment per Linear Foot	\$2.61
<u>NOTES:</u>	
(1) Because the City does not receive the FY 2003-04 assessment revenue from the County until January 2004, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2003 through December 31, 2003.	
(2) In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.	

Zone 7 - Fiscal Year 2003-04 Mission Boulevard, Industrial Parkway, Arrowhead Way	
	FY 2003-04 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$6,000.00
(b) Electrical energy	\$900.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$52,000.00
(d) Masonry wall (surface maintenance)	\$800.00
(e) Bus Shelters	\$800.00
(f) Street Lights	\$800.00
(g) Park Maintenance (HARD Payment)	\$60,000.00
(h) Contingency (15%)	\$8,865.00
Total Maintenance Cost	\$130,165.00
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$14,000.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$4,900.00
(c) County Collection Charges (1.7%)	\$1,774.80
Total Incidental Costs	\$20,674.80
<u>III. RESERVES</u>	
(a) Operating Reserves (50% of Maintenance & Incidentals) ¹	\$75,419.90
(b) Capital Reserves ²	\$220,201.53
Total Reserve Costs	\$295,621.43
<u>IV. TOTAL ASSESSABLE COSTS</u>	\$446,461.23
Less Surplus from prior fiscal year	\$342,061.23
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$104,400.00
Number of Assessable Parcels	348
Collection per Parcel	\$300.00
Base Assessment per Parcel	\$662.00
<u>NOTES:</u>	
⁽¹⁾ Because the City does not receive the FY 2003-04 assessment revenue from the County until January 2004, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2003 through December 31, 2003.	
⁽²⁾ In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.	

Zone 8 - Fiscal Year 2003-04 Capitola Street	
	FY 2003-04 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Irrigation water	\$200.00
(b) Electrical energy	\$250.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$3,000.00
(d) Masonry wall (surface maintenance)	\$500.00
(e) Contingency (15%)	\$592.50
Total Maintenance Cost	\$4,542.50
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$1,000.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$1,050.00
(c) County Collection Charges (1.7%)	\$30.60
Total Incidental Costs	\$2,080.60
<u>III. RESERVES</u>	
(a) Operating Reserves (50% of Maintenance & Incidentals) ¹	\$3,311.55
(b) Capital Reserves ²	\$8,876.99
Total Reserve Costs	\$12,188.54
<u>IV. TOTAL ASSESSABLE COSTS</u>	\$18,811.64
Less Surplus from prior fiscal year	\$17,011.64
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$1,800.00
Number of Assessable Parcels	24
Collection per Parcel	\$75.00
Base Assessment per Parcel	\$473.47
<u>NOTES:</u> ⁽¹⁾ Because the City does not receive the FY 2003-04 assessment revenue from the County until January 2004, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2003 through December 31, 2003. ⁽²⁾ In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.	

Zone 9 - Fiscal Year 2003-04 Orchard Avenue	
	FY 2003-04 Budget
<u>I. MAINTENANCE COSTS</u>	
(a) Masonry wall (surface maintenance)	\$500.00
(b) Contingency (15%)	\$75.00
Total Maintenance Cost	\$575.00
<u>II. INCIDENTAL COSTS</u>	
(a) Administration (City)	\$500.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$1,050.00
(c) County Collection Charges (1.7%)	\$18.87
Total Incidental Costs	\$1,568.87
<u>III. RESERVES</u>	
(a) Operating Reserves (50% of Maintenance & Incidentals) ¹	\$1,071.94
(b) Capital Reserves ²	\$13,397.68
Total Reserve Costs	\$14,469.61
<u>IV. TOTAL ASSESSABLE COSTS</u>	\$16,613.48
Less Surplus from prior fiscal year	<u>\$15,503.48</u>
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$1,110.00
Number of Assessable Parcels	74
Collection per Parcel	\$15.00
Base Assessment per Parcel	\$126.42
<u>NOTES:</u> ⁽¹⁾ Because the City does not receive the FY 2003-04 assessment revenue from the County until January 2004, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2003 through December 31, 2003. ⁽²⁾ In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used.	

Zone 10 - Fiscal Year 2003-04 Eden Shores		
	Operating Budget	FY 2003-04 Budget
<u>I. MAINTENANCE COSTS</u>		
(a) Irrigation water	\$35,500.00	\$14,124.00
(b) Electrical energy	\$3,600.00	\$2,200.00
(c) Landscaping maintenance including debris removal, weeding, trimming, and spraying	\$130,500.00	\$53,130.00
(d) Masonry wall (surface maintenance)	\$4,000.00	\$2,000.00
(e) Park Structure	\$43,500.00	\$43,500.00
(f) Contingency (15%)	\$32,565.00	\$17,243.10
Total Maintenance Cost	\$249,665.00	\$132,197.10
<u>II. INCIDENTAL COSTS</u>		
(a) Administration (City)	\$5,000.00	\$5,000.00
(b) Engineer's Report, preparation of documents, printing, and advertising	\$6,250.00	\$6,250.00
(c) County Collection Charges (1.7%)	\$6,916.88	\$4,105.50
Total Incidental Costs	\$18,166.88	\$15,355.50
<u>III. RESERVES</u>		
(a) Operating Reserves (50% of Maintenance & Incidentals) ¹	\$133,915.94	\$73,776.30
(b) Capital Reserves ²	\$5,127.19	\$20,171.10
Total Reserve Costs	\$139,043.13	\$93,947.40
<u>IV. TOTAL ASSESSABLE COSTS</u>	\$406,875.00	\$241,500.00
Less Surplus from prior fiscal year	\$0.00	\$0.00
NET ASSESSMENT COLLECTION FOR FISCAL YEAR	\$406,875.00	\$241,500.00
Number of Assessable Parcels	525	525
Collection per Parcel	\$775.00	\$460.00
Base Assessment per Parcel	\$775.00	\$775.00
NOTES: ⁽¹⁾ Because the City does not receive the FY 2003-04 assessment revenue from the County until January 2004, it is necessary to have an operating reserve fund to cover 6 months of cash flow from July 1, 2003 through December 31, 2003. ⁽²⁾ In the event capital facilities need replacement because of failure, damage or vandalism these funds will be used. Since the developer is responsible for a 1 year maintenance period the capital reserves will be collected next fiscal year.		

APPENDIX B
FY 2003-04
ASSESSMENT ROLL

City of Hayward
Landscape & Lighting District No. 96-1

APPENDIX B

Zone 01

Huntwood Ave. & Panjon St.

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2003-04

Assessor's Parcel Number	Assessment Amount
465-0005-011-00	\$150.00
465-0005-012-00	\$150.00
465-0005-013-00	\$150.00
465-0005-014-00	\$150.00
465-0005-015-00	\$150.00
465-0005-016-00	\$150.00
465-0005-017-00	\$150.00
465-0005-018-00	\$150.00
465-0005-019-00	\$150.00
465-0005-020-00	\$150.00
465-0005-021-00	\$150.00
465-0005-022-00	\$150.00
465-0005-023-00	\$150.00
465-0005-024-00	\$150.00
465-0005-025-00	\$150.00
465-0005-026-00	\$150.00
465-0005-027-00	\$150.00
465-0005-028-00	\$150.00
465-0005-029-00	\$150.00
465-0005-030-00	\$150.00
465-0005-031-00	\$150.00
465-0005-032-00	\$150.00
465-0005-033-00	\$150.00
465-0005-034-00	\$150.00
465-0005-035-00	\$150.00
465-0005-036-00	\$150.00
465-0005-037-00	\$150.00
465-0005-038-00	\$150.00
465-0005-039-00	\$150.00
465-0005-040-00	\$150.00

Total Parcels: 30

Total
Assessment: \$4,500.00

The County Auditor only accepts amounts divisible by two, therefore the amount may differ from the approved rate due to rounding.

City of Hayward
Landscape & Lighting District No. 96-1
Zone 02

APPENDIX B

Harder Rd. & Mocine Ave.

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2003-04

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
452-0004-006-00	\$60.00	452-0004-056-00	\$60.00
452-0004-007-00	\$60.00	452-0004-057-00	\$60.00
452-0004-008-00	\$60.00	452-0004-058-00	\$60.00
452-0004-009-00	\$60.00	452-0004-059-00	\$60.00
452-0004-010-00	\$60.00	452-0004-060-00	\$60.00
452-0004-011-00	\$60.00	452-0004-061-00	\$60.00
452-0004-012-00	\$60.00	452-0004-062-00	\$60.00
452-0004-013-00	\$60.00	452-0004-063-00	\$60.00
452-0004-014-00	\$60.00	452-0004-064-00	\$60.00
452-0004-015-00	\$60.00	452-0004-065-00	\$60.00
452-0004-016-00	\$60.00	452-0004-066-00	\$60.00
452-0004-017-00	\$60.00	452-0004-067-00	\$60.00
452-0004-018-00	\$60.00	452-0004-068-00	\$60.00
452-0004-019-00	\$60.00	452-0004-069-00	\$60.00
452-0004-020-00	\$60.00	452-0004-070-00	\$60.00
452-0004-021-00	\$60.00	452-0004-071-00	\$60.00
452-0004-022-00	\$60.00	452-0004-072-00	\$60.00
452-0004-023-00	\$60.00	452-0004-073-00	\$60.00
452-0004-024-00	\$60.00	452-0004-074-00	\$60.00
452-0004-025-00	\$60.00	452-0004-075-00	\$60.00
452-0004-026-00	\$60.00	452-0004-076-00	\$60.00
452-0004-027-00	\$60.00	452-0004-077-00	\$60.00
452-0004-028-00	\$60.00	452-0004-078-00	\$60.00
452-0004-029-00	\$60.00	452-0004-079-00	\$60.00
452-0004-030-00	\$60.00	452-0004-080-00	\$60.00
452-0004-031-00	\$60.00	452-0004-081-00	\$60.00
452-0004-032-00	\$60.00	452-0004-082-00	\$60.00
452-0004-033-00	\$60.00	452-0004-083-00	\$60.00
452-0004-034-00	\$60.00	452-0004-084-00	\$60.00
452-0004-035-00	\$60.00	452-0004-085-00	\$60.00
452-0004-036-00	\$60.00	452-0004-086-00	\$60.00
452-0004-037-00	\$60.00	452-0004-087-00	\$60.00
452-0004-038-00	\$60.00	452-0004-088-00	\$60.00
452-0004-039-00	\$60.00	452-0004-089-00	\$60.00
452-0004-040-00	\$60.00	452-0004-090-00	\$60.00
452-0004-041-00	\$60.00	452-0004-091-00	\$60.00
452-0004-042-00	\$60.00		
452-0004-043-00	\$60.00	Total Parcels:	85
452-0004-045-00	\$60.00	Total	
452-0004-046-00	\$60.00	Assessment:	\$5,100.00
452-0004-047-00	\$60.00		
452-0004-048-00	\$60.00		
452-0004-049-00	\$60.00		
452-0004-050-00	\$60.00		
452-0004-051-00	\$60.00		
452-0004-052-00	\$60.00		
452-0004-053-00	\$60.00		
452-0004-054-00	\$60.00		
452-0004-055-00	\$60.00		

The County Auditor only accepts amounts divisible by two, therefore the amount may differ from the approved rate due to rounding.

City of Hayward
Landscape & Lighting District No. 96-1

APPENDIX B

Zone 03

Hayward Blvd. & Fairview Ave.

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2003-04

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
425-0490-008-00	\$328.82	425-0490-059-00	\$328.82	425-0490-117-00	\$328.82	425-0490-167-00	\$328.82
425-0490-009-00	\$328.82	425-0490-060-02	\$328.82	425-0490-118-00	\$328.82	425-0490-168-00	\$328.82
425-0490-010-00	\$328.82	425-0490-061-01	\$328.82	425-0490-119-00	\$328.82	425-0490-169-00	\$328.82
425-0490-011-00	\$328.82	425-0490-062-00	\$328.82	425-0490-120-00	\$328.82	425-0490-170-00	\$328.82
425-0490-012-00	\$328.82	425-0490-063-00	\$328.82	425-0490-121-00	\$328.82	425-0490-171-00	\$328.82
425-0490-013-00	\$328.82	425-0490-064-00	\$328.82	425-0490-122-00	\$328.82		
425-0490-014-00	\$328.82	425-0490-065-00	\$328.82	425-0490-123-00	\$328.82	Total Parcels:	152
425-0490-015-00	\$328.82	425-0490-066-00	\$328.82	425-0490-124-00	\$328.82	Total	
425-0490-016-00	\$328.82	425-0490-067-00	\$328.82	425-0490-125-00	\$328.82	Assessment:	\$49,980.64
425-0490-017-00	\$328.82	425-0490-068-00	\$328.82	425-0490-127-00	\$328.82		
425-0490-018-00	\$328.82	425-0490-069-00	\$328.82	425-0490-128-00	\$328.82		
425-0490-019-00	\$328.82	425-0490-070-00	\$328.82	425-0490-129-00	\$328.82		
425-0490-020-00	\$328.82	425-0490-071-00	\$328.82	425-0490-130-00	\$328.82		
425-0490-021-00	\$328.82	425-0490-072-00	\$328.82	425-0490-131-00	\$328.82		
425-0490-022-00	\$328.82	425-0490-073-00	\$328.82	425-0490-132-00	\$328.82		
425-0490-023-00	\$328.82	425-0490-074-00	\$328.82	425-0490-133-00	\$328.82		
425-0490-024-00	\$328.82	425-0490-075-00	\$328.82	425-0490-134-00	\$328.82		
425-0490-025-00	\$328.82	425-0490-076-00	\$328.82	425-0490-135-00	\$328.82		
425-0490-026-00	\$328.82	425-0490-077-00	\$328.82	425-0490-136-00	\$328.82		
425-0490-027-00	\$328.82	425-0490-078-00	\$328.82	425-0490-137-00	\$328.82		
425-0490-028-00	\$328.82	425-0490-079-00	\$328.82	425-0490-138-00	\$328.82		
425-0490-029-00	\$328.82	425-0490-080-00	\$328.82	425-0490-139-00	\$328.82		
425-0490-030-00	\$328.82	425-0490-081-00	\$328.82	425-0490-140-00	\$328.82		
425-0490-031-00	\$328.82	425-0490-082-00	\$328.82	425-0490-141-00	\$328.82		
425-0490-032-00	\$328.82	425-0490-083-00	\$328.82	425-0490-142-00	\$328.82		
425-0490-033-00	\$328.82	425-0490-084-00	\$328.82	425-0490-143-00	\$328.82		
425-0490-034-00	\$328.82	425-0490-085-00	\$328.82	425-0490-144-00	\$328.82		
425-0490-035-00	\$328.82	425-0490-086-00	\$328.82	425-0490-145-00	\$328.82		
425-0490-037-00	\$328.82	425-0490-087-00	\$328.82	425-0490-146-00	\$328.82		
425-0490-039-00	\$328.82	425-0490-088-00	\$328.82	425-0490-147-00	\$328.82		
425-0490-040-00	\$328.82	425-0490-091-00	\$328.82	425-0490-148-00	\$328.82		
425-0490-041-00	\$328.82	425-0490-093-00	\$328.82	425-0490-149-00	\$328.82		
425-0490-042-00	\$328.82	425-0490-095-00	\$328.82	425-0490-150-00	\$328.82		
425-0490-043-00	\$328.82	425-0490-097-00	\$328.82	425-0490-151-00	\$328.82		
425-0490-044-00	\$328.82	425-0490-098-00	\$328.82	425-0490-152-00	\$328.82		
425-0490-045-00	\$328.82	425-0490-099-00	\$328.82	425-0490-153-00	\$328.82		
425-0490-046-00	\$328.82	425-0490-101-00	\$328.82	425-0490-154-00	\$328.82		
425-0490-047-00	\$328.82	425-0490-102-00	\$328.82	425-0490-155-00	\$328.82		
425-0490-048-00	\$328.82	425-0490-103-00	\$328.82	425-0490-156-00	\$328.82		
425-0490-049-00	\$328.82	425-0490-104-00	\$328.82	425-0490-157-00	\$328.82		
425-0490-050-00	\$328.82	425-0490-105-00	\$328.82	425-0490-158-00	\$328.82		
425-0490-051-00	\$328.82	425-0490-106-00	\$328.82	425-0490-159-00	\$328.82		
425-0490-052-00	\$328.82	425-0490-109-00	\$328.82	425-0490-160-00	\$328.82		
425-0490-053-00	\$328.82	425-0490-111-00	\$328.82	425-0490-161-00	\$328.82		
425-0490-054-00	\$328.82	425-0490-112-00	\$328.82	425-0490-162-00	\$328.82		
425-0490-055-00	\$328.82	425-0490-113-00	\$328.82	425-0490-163-00	\$328.82		
425-0490-056-00	\$328.82	425-0490-114-00	\$328.82	425-0490-164-00	\$328.82		
425-0490-057-00	\$328.82	425-0490-115-00	\$328.82	425-0490-165-00	\$328.82		
425-0490-058-00	\$328.82	425-0490-116-00	\$328.82	425-0490-166-00	\$328.82		

The County Auditor only accepts amounts divisible by two, therefore the amount may differ from the approved rate due to rounding.

City of Hayward
Landscape & Lighting District No. 96-1

APPENDIX B

Zone 04

Pacheco Wy, Stratford Rd, Russ Ln, Ward

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2003-04

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
464-0121-001-00	\$121.00	464-0121-056-00	\$121.00	464-0122-011-00	\$121.00	464-0122-060-00	\$121.00
464-0121-002-00	\$121.00	464-0121-057-00	\$121.00	464-0122-012-00	\$121.00	464-0122-061-00	\$121.00
464-0121-003-00	\$121.00	464-0121-058-00	\$121.00	464-0122-013-00	\$121.00	464-0122-062-00	\$121.00
464-0121-004-00	\$121.00	464-0121-059-00	\$121.00	464-0122-014-00	\$121.00	464-0122-063-00	\$121.00
464-0121-005-00	\$121.00	464-0121-060-00	\$121.00	464-0122-015-00	\$121.00	464-0122-064-00	\$121.00
464-0121-006-00	\$121.00	464-0121-061-00	\$121.00	464-0122-016-00	\$121.00	464-0122-065-00	\$121.00
464-0121-007-00	\$121.00	464-0121-062-00	\$121.00	464-0122-017-00	\$121.00	464-0122-066-00	\$121.00
464-0121-008-00	\$121.00	464-0121-063-00	\$121.00	464-0122-018-00	\$121.00	464-0122-067-00	\$121.00
464-0121-009-00	\$121.00	464-0121-064-00	\$121.00	464-0122-019-00	\$121.00	464-0122-068-00	\$121.00
464-0121-010-00	\$121.00	464-0121-065-00	\$121.00	464-0122-020-00	\$121.00	464-0122-069-00	\$121.00
464-0121-011-00	\$121.00	464-0121-066-00	\$121.00	464-0122-021-00	\$121.00	464-0122-070-00	\$121.00
464-0121-012-00	\$121.00	464-0121-067-00	\$121.00	464-0122-022-00	\$121.00	464-0122-071-00	\$121.00
464-0121-013-00	\$121.00	464-0121-068-00	\$121.00	464-0122-023-00	\$121.00	464-0122-072-00	\$121.00
464-0121-014-00	\$121.00	464-0121-069-00	\$121.00	464-0122-024-00	\$121.00	464-0122-073-00	\$121.00
464-0121-015-00	\$121.00	464-0121-070-00	\$121.00	464-0122-025-00	\$121.00	464-0122-074-00	\$121.00
464-0121-016-00	\$121.00	464-0121-071-00	\$121.00	464-0122-026-00	\$121.00	464-0122-075-00	\$121.00
464-0121-017-00	\$121.00	464-0121-072-00	\$121.00	464-0122-027-00	\$121.00	464-0122-076-00	\$121.00
464-0121-018-00	\$121.00	464-0121-073-00	\$121.00	464-0122-028-00	\$121.00	464-0122-077-00	\$121.00
464-0121-019-00	\$121.00	464-0121-074-00	\$121.00	464-0122-029-00	\$121.00	464-0122-078-00	\$121.00
464-0121-020-00	\$121.00	464-0121-075-00	\$121.00	464-0122-030-00	\$121.00	464-0122-079-00	\$121.00
464-0121-021-00	\$121.00	464-0121-076-00	\$121.00	464-0122-031-00	\$121.00	464-0122-080-00	\$121.00
464-0121-022-00	\$121.00	464-0121-077-00	\$121.00	464-0122-032-00	\$121.00	464-0122-081-00	\$121.00
464-0121-023-00	\$121.00	464-0121-078-00	\$121.00	464-0122-033-00	\$121.00	464-0122-082-00	\$121.00
464-0121-024-00	\$121.00	464-0121-080-00	\$121.00	464-0122-034-00	\$121.00	464-0122-083-00	\$121.00
464-0121-025-00	\$121.00	464-0121-081-00	\$121.00	464-0122-035-00	\$121.00	464-0122-084-00	\$121.00
464-0121-026-00	\$121.00	464-0121-082-00	\$121.00	464-0122-036-00	\$121.00	464-0122-085-00	\$121.00
464-0121-027-00	\$121.00	464-0121-083-00	\$121.00	464-0122-037-00	\$121.00	464-0122-086-00	\$121.00
464-0121-028-00	\$121.00	464-0121-084-00	\$121.00	464-0122-038-00	\$121.00	464-0122-087-00	\$121.00
464-0121-029-00	\$121.00	464-0121-085-00	\$121.00	464-0122-039-00	\$121.00		
464-0121-030-00	\$121.00	464-0121-086-00	\$121.00	464-0122-040-00	\$121.00	Total Parcels:	175
464-0121-031-00	\$121.00	464-0121-087-00	\$121.00	464-0122-041-00	\$121.00	Total	
464-0121-032-00	\$121.00	464-0121-088-00	\$121.00	464-0122-042-00	\$121.00	Assessment:	\$21,175.00
464-0121-033-00	\$121.00	464-0121-089-00	\$121.00	464-0122-043-00	\$121.00		
464-0121-034-00	\$121.00	464-0121-090-00	\$121.00	464-0122-044-00	\$121.00		
464-0121-035-00	\$121.00	464-0121-091-00	\$121.00	464-0122-045-00	\$121.00		
464-0121-036-00	\$121.00	464-0121-092-00	\$121.00	464-0122-046-00	\$121.00		
464-0121-037-00	\$121.00	464-0121-093-00	\$121.00	464-0122-047-00	\$121.00		
464-0121-038-00	\$121.00	464-0121-094-00	\$121.00	464-0122-048-00	\$121.00		
464-0121-039-00	\$121.00	464-0121-095-00	\$121.00	464-0122-049-00	\$121.00		
464-0121-040-00	\$121.00	464-0121-096-00	\$121.00	464-0122-050-00	\$121.00		
464-0121-041-00	\$121.00	464-0122-001-00	\$121.00	464-0122-051-00	\$121.00		
464-0121-042-00	\$121.00	464-0122-003-00	\$121.00	464-0122-052-00	\$121.00		
464-0121-049-00	\$121.00	464-0122-004-00	\$121.00	464-0122-053-00	\$121.00		
464-0121-050-00	\$121.00	464-0122-005-00	\$121.00	464-0122-054-00	\$121.00		
464-0121-051-00	\$121.00	464-0122-006-00	\$121.00	464-0122-055-00	\$121.00		
464-0121-052-00	\$121.00	464-0122-007-00	\$121.00	464-0122-056-00	\$121.00		
464-0121-053-00	\$121.00	464-0122-008-00	\$121.00	464-0122-057-00	\$121.00		
464-0121-054-00	\$121.00	464-0122-009-00	\$121.00	464-0122-058-00	\$121.00		
464-0121-055-00	\$121.00	464-0122-010-00	\$121.00	464-0122-059-00	\$121.00		

The County Auditor only accepts amounts divisible by two, therefore the amount may differ from the approved rate due to rounding.

City of Hayward
Landscape & Lighting District No. 96-1

APPENDIX B

Zone 05

Soto Rd. & Plum Tree St.

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2003-04

Assessor's Parcel Number	Assessment Amount
444-0048-078-00	\$139.12
444-0048-079-00	\$139.12
444-0048-080-00	\$139.12
444-0048-081-00	\$139.12
444-0048-082-00	\$139.12
444-0048-083-00	\$139.12
444-0048-084-00	\$139.12
444-0048-085-00	\$139.12
444-0048-086-00	\$139.12
444-0048-087-00	\$139.12
444-0048-088-00	\$139.12
444-0048-089-00	\$139.12
444-0048-090-00	\$139.12
444-0048-091-00	\$139.12
444-0048-092-00	\$139.12
444-0048-097-00	\$139.12
444-0048-098-00	\$139.12
444-0048-099-00	\$139.12
444-0048-100-00	\$139.12
444-0048-101-00	\$139.12
444-0048-102-00	\$139.12
444-0048-103-00	\$139.12
444-0048-104-00	\$139.12
444-0048-105-00	\$139.12
444-0048-106-00	\$139.12
444-0048-107-00	\$139.12
444-0048-108-00	\$139.12
444-0048-109-00	\$139.12
444-0048-110-00	\$139.12
444-0048-111-00	\$139.12
444-0048-112-00	\$139.12
444-0048-113-00	\$139.12
444-0048-114-00	\$139.12
444-0048-115-00	\$139.12
444-0048-116-00	\$139.12
444-0048-117-00	\$139.12
444-0048-118-00	\$139.12
444-0048-119-00	\$139.12

Total Parcels: 38

Total
Assessment: \$5,286.56

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City of Hayward
Landscape & Lighting District No. 96-1

APPENDIX B

Zone 06

Peppertree Pk

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2003-04

Assessor's Parcel Number	Assessment Amount
475 -0174-011-05	\$715.82
475 -0174-014-01	\$696.52
475 -0174-017-01	\$587.68
475 -0174-019-02	\$683.40
475 -0174-022-01	\$453.44
475 -0174-025-01	\$608.38
475 -0174-027-01	\$367.10
475 -0174-033-00	\$483.36
475 -0174-034-00	\$493.94
475 -0174-042-00	\$656.02
475 -0174-043-00	\$1,745.32

Total Parcels: 11

Total
Assessment: \$7,490.98

City of Hayward
Landscape & Lighting District No. 96-1

APPENDIX B

Zone 07

Mission Blvd, Industrial Pkwy, Arrowhead

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2003-04

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
078G-2651-016-00	\$300.00	078G-2652-046-00	\$300.00	078G-2652-095-00	\$300.00	078G-2652-144-00	\$300.00
078G-2651-017-00	\$0.00	078G-2652-047-00	\$300.00	078G-2652-096-00	\$300.00	078G-2652-145-00	\$300.00
078G-2651-018-01	\$300.00	078G-2652-048-00	\$300.00	078G-2652-097-00	\$300.00	078G-2652-146-00	\$300.00
078G-2651-018-02	\$300.00	078G-2652-049-00	\$300.00	078G-2652-098-00	\$300.00	078G-2652-147-00	\$300.00
078G-2651-019-00	\$300.00	078G-2652-050-00	\$300.00	078G-2652-099-00	\$300.00	078G-2652-148-00	\$300.00
078G-2652-002-00	\$300.00	078G-2652-051-00	\$300.00	078G-2652-100-00	\$300.00	078G-2652-149-00	\$300.00
078G-2652-003-00	\$300.00	078G-2652-052-00	\$300.00	078G-2652-101-00	\$300.00	078G-2652-150-00	\$300.00
078G-2652-004-00	\$300.00	078G-2652-053-00	\$300.00	078G-2652-102-00	\$300.00	078G-2652-151-00	\$300.00
078G-2652-005-00	\$300.00	078G-2652-054-00	\$300.00	078G-2652-103-00	\$300.00	078G-2652-152-00	\$300.00
078G-2652-006-00	\$300.00	078G-2652-055-00	\$300.00	078G-2652-104-00	\$300.00	078G-2652-153-00	\$300.00
078G-2652-007-00	\$300.00	078G-2652-056-00	\$300.00	078G-2652-105-00	\$300.00	078G-2652-154-00	\$300.00
078G-2652-008-00	\$300.00	078G-2652-057-00	\$300.00	078G-2652-106-00	\$300.00	078G-2652-155-00	\$300.00
078G-2652-009-00	\$300.00	078G-2652-058-00	\$300.00	078G-2652-107-00	\$300.00	078G-2652-156-00	\$300.00
078G-2652-010-00	\$300.00	078G-2652-059-00	\$300.00	078G-2652-108-00	\$300.00	078G-2652-157-00	\$300.00
078G-2652-011-00	\$300.00	078G-2652-060-00	\$300.00	078G-2652-109-00	\$300.00	078G-2652-158-00	\$300.00
078G-2652-012-00	\$300.00	078G-2652-061-00	\$300.00	078G-2652-110-00	\$300.00	078G-2652-159-00	\$300.00
078G-2652-013-00	\$300.00	078G-2652-062-00	\$300.00	078G-2652-111-00	\$300.00	078G-2652-160-00	\$300.00
078G-2652-014-00	\$300.00	078G-2652-063-00	\$300.00	078G-2652-112-00	\$300.00	078G-2652-161-00	\$300.00
078G-2652-015-00	\$300.00	078G-2652-064-00	\$300.00	078G-2652-113-00	\$300.00	078G-2653-001-00	\$300.00
078G-2652-016-00	\$300.00	078G-2652-065-00	\$300.00	078G-2652-114-00	\$300.00	078G-2653-002-00	\$300.00
078G-2652-017-00	\$300.00	078G-2652-066-00	\$300.00	078G-2652-115-00	\$300.00	078G-2653-003-00	\$300.00
078G-2652-018-00	\$300.00	078G-2652-067-00	\$300.00	078G-2652-116-00	\$300.00	078G-2653-004-00	\$300.00
078G-2652-019-00	\$300.00	078G-2652-068-00	\$300.00	078G-2652-117-00	\$300.00	078G-2653-005-00	\$300.00
078G-2652-020-00	\$300.00	078G-2652-069-00	\$300.00	078G-2652-118-00	\$300.00	078G-2653-006-00	\$300.00
078G-2652-021-00	\$300.00	078G-2652-070-00	\$300.00	078G-2652-119-00	\$300.00	078G-2653-007-00	\$300.00
078G-2652-022-00	\$300.00	078G-2652-071-00	\$300.00	078G-2652-120-00	\$300.00	078G-2653-008-00	\$300.00
078G-2652-023-00	\$300.00	078G-2652-072-00	\$300.00	078G-2652-121-00	\$300.00	078G-2653-009-00	\$300.00
078G-2652-024-00	\$300.00	078G-2652-073-00	\$300.00	078G-2652-122-00	\$300.00	078G-2653-010-00	\$300.00
078G-2652-025-00	\$300.00	078G-2652-074-00	\$300.00	078G-2652-123-00	\$300.00	078G-2653-011-00	\$300.00
078G-2652-026-00	\$300.00	078G-2652-075-00	\$300.00	078G-2652-124-00	\$300.00	078G-2653-012-00	\$300.00
078G-2652-027-00	\$300.00	078G-2652-076-00	\$300.00	078G-2652-125-00	\$300.00	078G-2653-013-00	\$300.00
078G-2652-028-00	\$300.00	078G-2652-077-00	\$300.00	078G-2652-126-00	\$300.00	078G-2653-014-00	\$300.00
078G-2652-029-00	\$300.00	078G-2652-078-00	\$300.00	078G-2652-127-00	\$300.00	078G-2653-015-00	\$300.00
078G-2652-030-00	\$300.00	078G-2652-079-00	\$300.00	078G-2652-128-00	\$300.00	078G-2653-016-00	\$300.00
078G-2652-031-00	\$300.00	078G-2652-080-00	\$300.00	078G-2652-129-00	\$300.00	078G-2653-017-00	\$300.00
078G-2652-032-00	\$300.00	078G-2652-081-00	\$300.00	078G-2652-130-00	\$300.00	078G-2653-018-00	\$300.00
078G-2652-033-00	\$300.00	078G-2652-082-00	\$300.00	078G-2652-131-00	\$300.00	078G-2653-019-00	\$300.00
078G-2652-034-00	\$300.00	078G-2652-083-00	\$300.00	078G-2652-132-00	\$300.00	078G-2653-020-00	\$300.00
078G-2652-035-00	\$300.00	078G-2652-084-00	\$300.00	078G-2652-133-00	\$300.00	078G-2653-021-00	\$300.00
078G-2652-036-00	\$300.00	078G-2652-085-00	\$300.00	078G-2652-134-00	\$300.00	078G-2653-022-00	\$300.00
078G-2652-037-00	\$300.00	078G-2652-086-00	\$300.00	078G-2652-135-00	\$300.00	078G-2653-023-00	\$300.00
078G-2652-038-00	\$300.00	078G-2652-087-00	\$300.00	078G-2652-136-00	\$300.00	078G-2653-024-00	\$300.00
078G-2652-039-00	\$300.00	078G-2652-088-00	\$300.00	078G-2652-137-00	\$300.00	078G-2653-025-00	\$300.00
078G-2652-040-00	\$300.00	078G-2652-089-00	\$300.00	078G-2652-138-00	\$300.00	078G-2653-026-00	\$300.00
078G-2652-041-00	\$300.00	078G-2652-090-00	\$300.00	078G-2652-139-00	\$300.00	078G-2653-027-00	\$300.00
078G-2652-042-00	\$300.00	078G-2652-091-00	\$300.00	078G-2652-140-00	\$300.00	078G-2653-028-00	\$300.00
078G-2652-043-00	\$300.00	078G-2652-092-00	\$300.00	078G-2652-141-00	\$300.00	078G-2653-029-00	\$300.00
078G-2652-044-00	\$300.00	078G-2652-093-00	\$300.00	078G-2652-142-00	\$300.00	078G-2653-030-00	\$300.00
078G-2652-045-00	\$300.00	078G-2652-094-00	\$300.00	078G-2652-143-00	\$300.00	078G-2653-031-00	\$300.00

The County Auditor only accepts amounts divisible by two, therefore the amount may differ from the approved rate due to rounding.

**City of Hayward
Landscape & Lighting District No. 96-1**

APPENDIX B

Zone 07

Mission Blvd, Industrial Pkwy, Arrowhead

**PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2003-04**

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
078G-2653-032-00	\$300.00	078G-2653-081-00	\$300.00	078G-2654-043-00	\$300.00	078G-2654-092-00	\$300.00
078G-2653-033-00	\$300.00	078G-2653-082-00	\$300.00	078G-2654-044-00	\$300.00	078G-2654-093-00	\$300.00
078G-2653-034-00	\$300.00	078G-2653-083-00	\$300.00	078G-2654-045-00	\$300.00	078G-2654-094-03	\$300.00
078G-2653-035-00	\$300.00	078G-2653-084-00	\$300.00	078G-2654-046-00	\$300.00	078G-2654-095-03	\$300.00
078G-2653-036-00	\$300.00	078G-2653-085-00	\$300.00	078G-2654-047-00	\$300.00	078G-2654-096-00	\$300.00
078G-2653-037-00	\$300.00	078G-2653-086-00	\$300.00	078G-2654-048-00	\$300.00	078G-2651-017-02	\$300.00
078G-2653-038-00	\$300.00	078G-2653-087-00	\$300.00	078G-2654-049-00	\$300.00		
078G-2653-039-00	\$300.00	078G-2654-001-00	\$300.00	078G-2654-050-00	\$300.00	Total Parcels:	349
078G-2653-040-00	\$300.00	078G-2654-002-00	\$300.00	078G-2654-051-00	\$300.00	Total	
078G-2653-041-00	\$300.00	078G-2654-003-00	\$300.00	078G-2654-052-00	\$300.00	Assessment:	\$104,400.00
078G-2653-042-00	\$300.00	078G-2654-004-00	\$300.00	078G-2654-053-00	\$300.00		
078G-2653-043-00	\$300.00	078G-2654-005-00	\$300.00	078G-2654-054-00	\$300.00		
078G-2653-044-00	\$300.00	078G-2654-006-00	\$300.00	078G-2654-055-00	\$300.00		
078G-2653-045-00	\$300.00	078G-2654-007-00	\$300.00	078G-2654-056-00	\$300.00		
078G-2653-046-00	\$300.00	078G-2654-008-00	\$300.00	078G-2654-057-00	\$300.00		
078G-2653-047-00	\$300.00	078G-2654-009-00	\$300.00	078G-2654-058-00	\$300.00		
078G-2653-048-00	\$300.00	078G-2654-010-00	\$300.00	078G-2654-059-00	\$300.00		
078G-2653-049-00	\$300.00	078G-2654-011-00	\$300.00	078G-2654-060-00	\$300.00		
078G-2653-050-00	\$300.00	078G-2654-012-00	\$300.00	078G-2654-061-00	\$300.00		
078G-2653-051-00	\$300.00	078G-2654-013-00	\$300.00	078G-2654-062-00	\$300.00		
078G-2653-052-00	\$300.00	078G-2654-014-00	\$300.00	078G-2654-063-00	\$300.00		
078G-2653-053-00	\$300.00	078G-2654-015-00	\$300.00	078G-2654-064-00	\$300.00		
078G-2653-054-00	\$300.00	078G-2654-016-00	\$300.00	078G-2654-065-00	\$300.00		
078G-2653-055-00	\$300.00	078G-2654-017-00	\$300.00	078G-2654-066-00	\$300.00		
078G-2653-056-00	\$300.00	078G-2654-018-00	\$300.00	078G-2654-067-00	\$300.00		
078G-2653-057-00	\$300.00	078G-2654-019-00	\$300.00	078G-2654-068-00	\$300.00		
078G-2653-058-00	\$300.00	078G-2654-020-00	\$300.00	078G-2654-069-00	\$300.00		
078G-2653-059-00	\$300.00	078G-2654-021-00	\$300.00	078G-2654-070-00	\$300.00		
078G-2653-060-00	\$300.00	078G-2654-022-00	\$300.00	078G-2654-071-00	\$300.00		
078G-2653-061-00	\$300.00	078G-2654-023-00	\$300.00	078G-2654-072-00	\$300.00		
078G-2653-062-00	\$300.00	078G-2654-024-00	\$300.00	078G-2654-073-00	\$300.00		
078G-2653-063-00	\$300.00	078G-2654-025-00	\$300.00	078G-2654-074-00	\$300.00		
078G-2653-064-00	\$300.00	078G-2654-026-00	\$300.00	078G-2654-075-00	\$300.00		
078G-2653-065-00	\$300.00	078G-2654-027-00	\$300.00	078G-2654-076-00	\$300.00		
078G-2653-066-00	\$300.00	078G-2654-028-00	\$300.00	078G-2654-077-00	\$300.00		
078G-2653-067-00	\$300.00	078G-2654-029-00	\$300.00	078G-2654-078-00	\$300.00		
078G-2653-068-00	\$300.00	078G-2654-030-00	\$300.00	078G-2654-079-00	\$300.00		
078G-2653-069-00	\$300.00	078G-2654-031-00	\$300.00	078G-2654-080-00	\$300.00		
078G-2653-070-00	\$300.00	078G-2654-032-00	\$300.00	078G-2654-081-00	\$300.00		
078G-2653-071-00	\$300.00	078G-2654-033-00	\$300.00	078G-2654-082-00	\$300.00		
078G-2653-072-00	\$300.00	078G-2654-034-00	\$300.00	078G-2654-083-00	\$300.00		
078G-2653-073-00	\$300.00	078G-2654-035-00	\$300.00	078G-2654-084-00	\$300.00		
078G-2653-074-00	\$300.00	078G-2654-036-00	\$300.00	078G-2654-085-00	\$300.00		
078G-2653-075-00	\$300.00	078G-2654-037-00	\$300.00	078G-2654-086-00	\$300.00		
078G-2653-076-00	\$300.00	078G-2654-038-00	\$300.00	078G-2654-087-00	\$300.00		
078G-2653-077-00	\$300.00	078G-2654-039-00	\$300.00	078G-2654-088-00	\$300.00		
078G-2653-078-00	\$300.00	078G-2654-040-00	\$300.00	078G-2654-089-00	\$300.00		
078G-2653-079-00	\$300.00	078G-2654-041-00	\$300.00	078G-2654-090-00	\$300.00		
078G-2653-080-00	\$300.00	078G-2654-042-00	\$300.00	078G-2654-091-00	\$300.00		

The County Auditor only accepts amounts divisible by two, therefore the amount may differ from the approved rate due to rounding.

City of Hayward
Landscape & Lighting District No. 96-1
Zone 08
Capitola St.
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2003-04

APPENDIX B

Assessor's Parcel Number	Assessment Amount
456-0096-002-00	\$75.00
456-0096-003-00	\$75.00
456-0096-004-00	\$75.00
456-0096-005-00	\$75.00
456-0096-006-00	\$75.00
456-0096-007-00	\$75.00
456-0096-008-00	\$75.00
456-0096-009-00	\$75.00
456-0096-010-00	\$75.00
456-0096-011-00	\$75.00
456-0096-012-00	\$75.00
456-0096-013-00	\$75.00
456-0096-014-00	\$75.00
456-0096-015-00	\$75.00
456-0096-016-00	\$75.00
456-0096-017-00	\$75.00
456-0096-018-00	\$75.00
456-0096-019-00	\$75.00
456-0096-020-00	\$75.00
456-0096-021-00	\$75.00
456-0096-022-00	\$75.00
456-0096-023-00	\$75.00
456-0096-024-00	\$75.00
456-0096-025-00	\$75.00
Total Parcels:	24
Total Assessment:	\$1,800.00

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City of Hayward
Landscape & Lighting District No. 96-1

APPENDIX B

Zone 09

Orchard Avenue

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2003-04

Assessor's Parcel Number	Assessment Amount	Assessor's Parcel Number	Assessment Amount
444-0048-001-02	\$0.00	444-0049-046-00	\$15.00
444-0048-001-06	\$0.00	444-0049-047-00	\$15.00
444-0048-049-00	\$0.00	444-0049-048-00	\$15.00
444-0048-050-00	\$0.00	444-0049-049-00	\$15.00
444-0049-001-00	\$15.00	444-0049-050-00	\$15.00
444-0049-002-00	\$15.00	444-0049-051-00	\$15.00
444-0049-003-00	\$15.00	444-0049-052-00	\$15.00
444-0049-004-00	\$15.00	444-0049-053-00	\$15.00
444-0049-005-00	\$15.00	444-0049-054-00	\$15.00
444-0049-006-00	\$15.00	444-0049-055-00	\$15.00
444-0049-007-00	\$15.00	444-0049-056-00	\$15.00
444-0049-008-00	\$15.00	444-0049-057-00	\$15.00
444-0049-009-00	\$15.00	444-0049-058-00	\$15.00
444-0049-010-00	\$15.00	444-0049-059-00	\$15.00
444-0049-011-00	\$15.00	444-0049-060-00	\$15.00
444-0049-012-00	\$15.00	444-0049-061-00	\$15.00
444-0049-013-00	\$15.00	444-0049-062-00	\$15.00
444-0049-014-00	\$15.00	444-0049-063-00	\$15.00
444-0049-015-00	\$15.00	444-0049-064-00	\$15.00
444-0049-016-00	\$15.00	444-0049-065-00	\$15.00
444-0049-017-00	\$15.00	444-0049-066-00	\$15.00
444-0049-018-00	\$15.00	444-0049-067-00	\$15.00
444-0049-019-00	\$15.00	444-0049-068-00	\$15.00
444-0049-020-00	\$15.00	444-0049-069-00	\$15.00
444-0049-021-00	\$15.00	444-0049-070-00	\$15.00
444-0049-022-00	\$15.00	444-0049-071-00	\$15.00
444-0049-023-00	\$15.00	444-0049-072-00	\$15.00
444-0049-024-00	\$15.00	444-0049-073-00	\$15.00
444-0049-025-00	\$15.00	444-0049-074-00	\$15.00
444-0049-026-00	\$15.00		
444-0049-027-00	\$15.00	Total Parcels:	78
444-0049-028-00	\$15.00	Total	
444-0049-029-00	\$15.00	Assessment:	\$1,110.00
444-0049-030-00	\$15.00		
444-0049-031-00	\$15.00		
444-0049-032-00	\$15.00		
444-0049-033-00	\$15.00		
444-0049-034-00	\$15.00		
444-0049-035-00	\$15.00		
444-0049-036-00	\$15.00		
444-0049-037-00	\$15.00		
444-0049-038-00	\$15.00		
444-0049-039-00	\$15.00		
444-0049-040-00	\$15.00		
444-0049-041-00	\$15.00		
444-0049-042-00	\$15.00		
444-0049-043-00	\$15.00		
444-0049-044-00	\$15.00		
444-0049-045-00	\$15.00		

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City of Hayward
Landscape & Lighting District No. 96-1

APPENDIX B

Zone 10

Eden Shores

PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2003-04

Assessor's Parcel Number	Assessment Amount
461-0035-007-00	\$241,500
Total Parcels:	1
Total Assessment:	\$241,500

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION APPROVING THE ENGINEER'S REPORT AND
ORDERING LEVY OF ASSESSMENT FOR FISCAL YEAR 2003-04
FOR ZONES 1-9 OF THE CONSOLIDATED LANDSCAPING AND
LIGHTING ASSESSMENT DISTRICT NO. 96-1

WHEREAS, by its Resolution No.03-055, a resolution declaring intention to order levy and collection of assessments, this City Council designated Andrew S. Graber as Engineer of Work and ordered said Engineer of Work to make and file a report in accordance with and pursuant to the Landscaping and Lighting Act of 1972;

WHEREAS, said report was duly made and filed, and duly considered by this City Council and found to be sufficient in every particular, whereupon it was determined that said report should stand as the Engineer's Report for all subsequent proceedings under and pursuant to the aforesaid resolution, and that June 10, 2003, at the hour of 8:00 o'clock p.m., in the regular meeting place of this Council, City Council Chambers, 777 "B" Street, 2nd Floor, Hayward, California, was appointed as the time and place for a hearing before this City Council on the question of the levy of the proposed assessments, notice of which proceedings was duly published; and

WHEREAS, notice of the proposed assessment and City Council Hearing was mailed to each property owner or record owner of each parcel in Zones 1-9, was scheduled at the appointed time and place of said hearing; and

WHEREAS, at the appointed time and place said hearing was duly and regularly held, and all interested persons desiring to be heard were given an opportunity to be heard, and all matters and things pertaining to said levy were fully heard and considered by this City Council, and all oral statements and all written protests or communications were duly heard, and, at the appointed time and place, and determined that there was not a majority protest concerning the proposed assessment; and

WHEREAS, this City Council thereby confirmed the diagram and assessment for Zones 1-9, prepared by and made a part of the report of said engineer to pay the costs and expenses thereof, and acquired the ability to order said levy for Zones 1-9.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that:

1. All of the proposed assessments for Zones 1 -09 are equal to or less than the previous years assessments.

2. The protests submitted by the owners of property within Zones 1-9 of the District in opposition to the assessment constitute less than a majority protest. Accordingly, any protests to the proposed assessments for fiscal year 2003-2004 are hereby overruled.

3. Based on the oral and documentary evidence, including the Engineer's Report, offered and received at the hearing, this Council expressly finds and determines (a) that each of the several lots and parcels of land will be specially benefitted by the maintenance of the improvements at least in the amount, if not more than the amount, of the assessment apportioned against the lots and parcels of land, respectively, and (b) that there is substantial evidence to support, and the weight of the evidence preponderates in favor of, the aforesaid finding and determination as to special benefits.

4. The public interest, convenience and necessity require that a levy on each lot in Zones 1-9, the exterior boundaries of which are shown by a map thereof filed in the office of the City Clerk and made a part hereof by reference, which is benefitted by the proposed assessment, be made as follows:

Zone 1	\$265.64
Zone 2	\$ 93.09
Zone 3	\$328.82
Zone 4	\$121.00
Zone 5	\$139.12
Zone 6	\$ 2.11
Zone 7	\$672.62
Zone 8	\$481.06
Zone 9	\$128.45

5. Said Engineer's Report, as a whole and each part thereof, is hereby approved, confirmed and incorporated herein, including but not limited to the following:

- (a) the Engineer's estimate of the itemized and total costs and expenses of maintaining said improvements, and of the incidental expenses in connection therewith; and
- (b) the diagram showing the zones of the assessment district, plans and specifications for the improvements to be maintained and the

boundaries and dimensions of the respective lots and parcels of land within the District; and

- (c) the assessment of the total amount of the cost and expenses of the proposed maintenance of said improvements upon the lots in said zone of the district be made in proportion to the estimated benefits to be received by such lot, respectively, from said maintenance and of the expenses incidental thereto;

is approved and confirmed and incorporated herein.

- 6. Adoption of the Engineer's Report as a whole, estimate of the costs and expenses, the diagram and the assessments, as contained in said report, as hereinabove determined and ordered, is intended to and shall refer and apply to said report, or any portion thereof, as amended, modified, or revised or corrected by, or pursuant to and in accordance with, any resolution or order, if any, heretofore duly adopted or made by this City Council.
- 7. The assessments to pay the costs and expenses of the maintenance of said improvements in Zones 1-9 for fiscal year 2003-04, are hereby levied and the following amounts are hereby ordered to be collected:

Zone 1	\$150.00
Zone 2	\$ 60.00
Zone 3	\$328.83
Zone 4	\$121.00
Zone 5	\$139.12
Zone 6	\$ 1.50
Zone 7	\$300.00
Zone 8	\$ 75.00
Zone 9	\$ 15.00

- 8. Immediately upon the adoption of this resolution, but in no event later than the third Monday in August following such adoption, the City Clerk shall file a certified copy of this resolution, the diagram, and the assessments with the Auditor of the County of Alameda. Upon such filing, the County Auditor shall enter on the county assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the assessment. The assessments shall be collected at the same time and in the same manner as county taxes are collected, and all laws providing for the collection and enforcement of county taxes shall apply to the collection and enforcement of the assessments. After

collection by the County of Alameda, the net amount of the assessments, after deduction of any compensation due the county of collection, shall be paid to the Director of Finance of the City of Hayward.

9. Upon receipt of monies representing assessments collected by the County, the Director of Finance of the City of Hayward shall deposit the monies in the City Treasury to the credit of an improvement fund, which improvement fund the Director of Finance is hereby directed to establish under the distinctive designation of said Consolidated Landscaping and Lighting Assessment District 96-1, Zone 1-9. Monies in said improvement fund shall be expended only for the maintenance, servicing, construction or installation of the improvements.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2003

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward